



VILA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

Date: Thursday May 21st, 2026 @ 6:30PM

Location: FNIC – Microsoft Teams

Attendance: Trevor Fiala	Y	Terri Fulton	Y
Tim Madden	Y	Rick Swanger	N
Carrie Grad	Y 7:03	Gary Zdan	Y 6:48
Mike Munson	Y		

1. Call to Order, Trevor Fiala **6:41**
2. Approval of the Minutes from April 16th, 2026 meeting **Trevor/Tim Pass**
3. Approval of the Agenda, including any additions or deletions prior to approval **Tim/ Trevor**
4. Review Financials **Tabled until June**
 - a. Budget v Actual report
 - b. P&L
 - c. Balance sheet
 - d. A/R aging report
 - e. Monthly reconciliation of books
5. Old Business
 - a. Unkempt lots/structures
 - b. Barn fence repair **Looking at replacing posts w/ HD posts**
 - c. VILA Notary **Decided not needed at this time.**
 - d. BoD duties **Ongoing discussion.**
 - e. Farmhouse/Platte Entry Road Project – Phase 3 **working with Ground Works.**
 - i. Tree and shrub selection **Trees reviewed.**
 - f. Deer & Turkey HC **Due back after July 11 meeting with Terri.**
 - g. New hook truck status -**Tim. A few bugs but workable.**
6. New Agenda Items
 - a. 27E Roof Replacement **\$7600.00. 26ga red. TGT exteriors.**
 - b. 2026 VILA Poker Run – How'd it go? **80+ peeps. ~\$1800.00**
 - c. Sale of ~~Pumpkin~~ **Grader & Dozer -Tim. Listed on auction site w/ June 18 end. No reserve.**
 - d. Sale of 23AP – DJ Sayles cabin & share. **Signed. Due to close by end of June.**
 - e. Justin Craig – Wants to add second RV & friends.
 - f. **Tree removal 22E & 23E. -Terri. Right side arm. Left side has life. Ok to remove right side and see how it goes.**



7. Board Member Action Items
 - Trevor. Dave Micho.
 - Trevor/Tim. Gary and Rick.
 - Tim. Nick L. After pull in.
 - Trevor/Tim Title Truck.
 - Trevor/Carrie. Books sorted out & quick books email.
 - Tim. Fence poles, and box truck frame.
 - Trevor. Roofer 27E.
8. Comments and Announcements
 - a. Next meeting date Thursday May 21st @ 6:30PM @ FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154
9. Adjournment **7:40**