

# VENCIL ISLAND



## LANDOWNERS ASSOCIATION

### VILA BOARD OF DIRECTORS MONTHLY MEETING Minutes

**Date:** Thursday April 17,2025 @ 6:00pm

**Location:** FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

<b>Attendance:</b> Trevor Fiala	<b>Y</b>	Terri Fulton	<b>Y</b>
Tim Madden	<b>Y</b>	Rick Swanger	<b>Zoom</b>
Carrie Grad	<b>Y</b>	Gary Zdan	<b>Y</b>
Mike Munson	<b>Y</b>		

1. Call to Order, Trevor Fiala @**6:12**
2. a. Approval of the Minutes from March 20<sup>th</sup>, 2025, meeting **Rick/Gary**

Approval of the Agenda, including any additions or deletions prior to approval **Trevor/Gary**

3. Review Financials,
  - a. Budget v Actual report
  - b. P&L
  - c. Balance sheet
  - d. A/R aging report
  - e. Monthly reconciliation of books
4. Old Business
  - a. 28P status. Trevor **following up w/ Jason Re: RV hookups.**
  - b. 27E – roof replacement. **Followup w/ Danny.**
  - c. Septic. Farm House updates. **Done & paid.**
  - d. ~~2YI & 11E. Bank Evaluation report.~~
  - e. Status update. Tradewell Pallet. **Ongoing.**
  - f. Followup, unkempt/dilapidated lots. -updates
  - g. bulletin board. Up by July. 60X36 w/glass, status. **Trevor wants it up sooner.**
  - h. 27E Plumbing report -**Done**
  - i. Farm house, followup on rental status. **Brandon ok to leave.**
  - j. Barn and barn yard cleanup. **Mid May barn clean out. -Rick**
  - k. Fence to separate VILA barn yard and tenant barn yard. **Discussion on where.**
  - l. Rock for river road. **Tim ok to get rock.**
  - m. Any updates 4YI fence request? **No updates. Keep on agenda.**

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5. New Business

- a. ~~None at time of publishing.~~ **12P new deck. Unapproved. warning to be issued. Trevor/Mike**
- b. **19E New shed. Unapproved. Remove w/i 15 days. Mike/Gary**
- c. **New Tractor. Tim/Trevor Thanks!**

6. Action Items:

7. Comments and Announcements

Next meeting date Thursday May 15<sup>th</sup>, 2025 @ 6pm – FNIC – 14010 FNB PKWY Ste 300 Omaha NE 68154

8. Adjournment **7PM Sirens sounding**