

# Armbrust Acres – Annual Board Meeting

## MINUTES

APRIL 25, 2023

6:30 PM

<b>MEETING CALLED BY</b>	Armbrust Acres Board
<b>TYPE OF MEETING</b>	Annual Board Meeting
<b>HOST</b>	N/A
<b>NOTE TAKER</b>	Jonathan Johnson
<b>ATTENDEES</b>	Board members Eric Munchel, Les Robbins, Mark Goodrich, Jonathan Johnson, Pat Mueller & many residents for 55 total attendees.

### GENERAL ITEMS

### OPEN DISCUSSION

DISCUSSION
<ul style="list-style-type: none"> <li>- Meeting was called to order by Eric                             <ul style="list-style-type: none"> <li>o Welcome &amp; Greeting</li> </ul> </li> <li>- Eric Munchel:                             <ul style="list-style-type: none"> <li>o Reviewed the following slate of officers recommended by Board members and proposed to the Residents                                     <ul style="list-style-type: none"> <li>o President Les Robbins</li> <li>o Treasurer Eric Munchel</li> <li>o Secretary Jonathan Johnson   <ul style="list-style-type: none"> <li>• After receiving no nominations from the floor, Residents approved unanimously the slate of officers recommended by the Board</li> </ul> </li> </ul> </li> <li>o Complaints/Covenants                                     <ul style="list-style-type: none"> <li>▪ Eric continues to approve if simple</li> <li>▪ Question raised about Solar on homes – board will approve on a case-by-case basis</li> <li>▪ Restated the need for Residents to enclose their trash cans or put in garage</li> <li>▪ Reiterated the need for Volunteers throughout the year to help with Events</li> <li>▪ Updated on Park / Baseball field; in great condition and a staple of our neighborhood</li> <li>▪ Fairy Garden / Tree Removal by Corp of Engineers; where the Fairy Garden will be relocated, and questions arose about plans around the lake and the construction on 168<sup>th</sup> St from Center to Q St. They were redirected to The Mayor's Hotline along with other City Resources</li> <li>▪ Shawn Ross to provide "plans" for what the Zorinsky Bridge / Trails might look like after Construction is Complete</li> <li>▪ Cars parking on streets constantly; have to redirect to the City as it is their responsibility; we can be neighborly and ask the resident, but that's about it</li> <li>▪ Reminder about boats and Trailers being parked in driveways</li> </ul> </li> <li>o MEMBERSHIP                                     <ul style="list-style-type: none"> <li>• Reviewed current numbers of paid residents and have very few liens</li> </ul> </li> </ul> </li> <li>- Les Robbins:                             <ul style="list-style-type: none"> <li>o Review of treasurer's report (balance sheets, income and expenses, statements)</li> <li>o Reviewed 2022 Balance Sheet (Snapshot of Budget vs Actual)</li> <li>o Displayed our 2023 Budget and mentioned dues will likely increase year over year</li> <li>o Resident asked / suggested we post our Financials on the Website along with the Audit Report</li> <li>o Neighborhood in a healthy position after waiving dues for three years straight</li> </ul> </li> <li>- Operations (Jonathan)                             <ul style="list-style-type: none"> <li>o Alexander completed spring clean-up and mulch of entrances (first time in 10 years); larger expense than normal in 2023; tree replacement in Oak St Entrance Island...more to come</li> <li>o Reviewed the Projects from 2022 which were mainly irrigation at the two entrances;</li> </ul> </li> </ul>

continued beautification of both entrances; constant replacement of concrete panels at entrances and park

- o Christmas Lights – ongoing project of adding a little more each year
- o Reviewed details around the Rental of the Baseball field during April -July

- Upcoming Events

- o May 6<sup>th</sup>: Spring Cleanup at Faithful Shephard Presbyterian Church
- o Weekend of May 6<sup>th</sup> & 7<sup>th</sup> – Spring Planting for Armbrust Acres Entrances
- o May 11<sup>th</sup> – 13<sup>th</sup> Spring Garage Sales
- o June – September: Music In The Park (Third Thursday of the Month???)
- o Saturday, July 1<sup>st</sup>: Independence Day Celebration in the Park
- o August: National Night Out in the Park (Date TBD)
- o September 14<sup>th</sup> – 16<sup>th</sup>: Fall Garage Sales
- o November: Project Elf – Look for more info in the mail and Social Media
- o Promoted the Facebook Page as well as the Website for up-to-date info!
- o

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
- Email Covenants along with Meeting Minutes	BOARD	05/02/2023
- Provide Financials on the Website	Treasurer	Ongoing
- Post Audit Results on the Website	Les	ASAP
- Talk to other neighborhoods about tree removal around Lake Zorinsky.	Board	ASAP
- Send another note / mailer about Trash Can Screening and other Common Covenant Violations	Board	May 2023
- Promote Volunteers for Planting in early May	Doug H	Done 5/2/23
- Need for Volunteers for Independence Day Celebration	Board	Mid-June
- <a href="mailto:Armbrust.voice@gmail.com">Armbrust.voice@gmail.com</a>	Best way to contact us	
- <a href="http://www.armbrustacres.net">www.armbrustacres.net</a>	Submit Forms	
- Security Alerts: Email philphipps@hotmail.com		
- Join our Facebook Group and Next Door		