

Armbrust Acres Homeowners Association

Monthly Board Meeting Minutes

MINUTES

WEDNESDAY JULY 17,
2024

7:00 PM

THE HERITAGE AT LEGACY
2961 S 169TH PLAZA,
OMAHA, NE 68130

MEETING CALLED BY	Armbrust Acres Homeowners Association Board
TYPE OF MEETING	Monthly Board Meeting
HOST	Les Robbins, via The Heritage at Legacy
NOTE TAKER	Les Robbins
POTENTIAL ATTENDEES	<p><u>Voting Members</u></p> <p>Officers Les Robbins (President) Jennifer Fontana (July 4th/Project Elf) (Vice President) (Excused) Eric Munchel (Treasurer) Jonathan Johnson (Operations) (Secretary) (Excused)</p> <p>Members at Large Jim Beavers (New Neighbors/Membership) Erin Fairchild (Newsletter) Mark Goodrich (Operations) Adam Jermain (Website/IT) (Excused) Pat Mueller (Operations) Sienna Nania (Activities Director)</p> <p>Guests in attendance Kent Tyler Sarah Tucker Dave Chastain</p>

GENERAL ITEMS

OPEN DISCUSSION

DISCUSSION	
<p>President (Les Robbins)</p> <p>Call to order – 7:06 PM President Les Robbins presiding</p> <p>This and all meetings of the Armbrust Acres Homeowners Association are conducted in accordance with the Nebraska Open Meetings Act which guarantees that every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies.</p> <p>Pledge of Allegiance</p>	

Roll Call 6 need for a quorum, the following board members were present:

Les, Jennifer (via proxy to Les), Eric, Jonathan (via proxy to Pat), Jim, Mark, Adam (via proxy to Les), Pat & Sienna

Total 9 board members present including proxies

MOTION to approve Meeting Agenda

Motion: Moved by Sienna, 2nd by Pat. The motion carried with all in favor and none against, and none abstained by a voice vote.

MOTION to approve Board Meeting Minutes for May 15, 2024 and June 19, 2024.

Motion moved by Mark, 2nd by Eric. The motion carried with all in favor and none against, and none abstained, by a voice vote.

General comments

Guest Discussion (as needed)

Treasurer (Eric Munchel)

June 2024 Treasurer's Report

Eric reported 35 homes with outstanding 2024 dues including unsigned Phase 1.

Mark asked about the cost of fertilizer and chemicals cost of \$645.00 paid in June and also frequency of applications. Pat stated applications are four times per year. Per Les looking at prior months invoice upon preparing these minutes reveals \$195.00 for Step 2-Fertilizer application 5/11/24 plus \$450.00 Weed Control-Chemical spraying of entire park for broadleaf weed 5/24/24 = \$645.00.

Mark asked about the Baird Holm Attorney invoice of \$750.00 which was more than usual. Eric said charges were for lien releases and inquiries about same sent directly to BH and Jon Blumenthal, AA resident, provides discount for his services. Per Les review of the invoice upon preparing these minutes Jon's time charges were \$1,485.00 plus others \$651.50 = \$2,136.50 gross charges less discount of \$1,386.50 for net invoice of \$750.00.

Sienna asked if mowing, fertilizer and chemical costs have been reduced since Viewing Area is not being mowed as often nor fertilizer and chemicals being applied and whether reduced costs could be used for improvements there. Pat stated the Viewing Area had been mowed to a length higher than park several times. Les stated we have not received a price increase for four or five years and allocation reduced costs incurred in that area is not how the budget works. (See attached follow-up email dated July 29, 2024 from Nick Alexander on the Viewing Area mowing and fertilizer costs.)

Motion to approve the June 2024 Treasurer's Report:

Motion moved by Sienna, 2nd by Jim to approve the June 2024 Treasurer's Report. The motion carried with all in favor and none against, and none abstained, by a voice vote.

Jonathan Johnson (Secretary)

Not in attendance

Activities Director (Sienna Nania)

Sienna reviewed the attached Activities Report July 17, 2024 with general consensus on the events listed and costs with these comments. Skipping the preview night for garage sales and not advertising in OWH; using websites instead. Having alcohol served by the HOA is a liability concern and having events be BYO like is presently done at other events is the best. Les stated that fundraisers for Viewing Area improvements should not be done now due to uncertainty of reaching an Interlocal Agreement with the City.

Eric thanked Sienna for her work on activities and other joined in thanks for her efforts in this area.

Operations (Jonathan Johnson, Pat Mueller & Mark Goodrich)

Kent Tyler presented three sheets with options for replacing the entrance sign panels two at 165th & Center and one at 168th & Oak. After passing them around and some discussions a motion was moved by Pat, 2nd by Eric to approve the \$2,100.00 bid by Omaha Neon Sign Company for the three signs subject to approval by secret ballot of the design by Les sending PDFs of the options to all Board members who would reply only to him and he would report the vote to the Board. *The motion carried with all in favor and none against, and none abstained, by a voice vote.*

Les reported the City of Omaha parks department did not provide an article for the summer newsletter regarding the 30-foot corridor project requested and agreed by them the first of April and the Interlocal Agreement with Corp of Engineers and City of Omaha regarding park and viewing area boundaries has not been completed. After originally giving the impression they would pay for removal of the unattractive hog wire fence on the Viewing Area boundary, the city has backpedaled and now stated they would install the rail fence if AAHOA paid for it. Les has told them AAHOA would not pay for a fence on their property. Les has reached out to our City Council representative Don Rowe for assistance and is waiting to hear back from him. The timetable for the installation of the rail fence to replace the hog wire fence is uncertain and therefore any improvements for the Viewing Area has been put on hold per his discussions with Jeff Brune co-chair of the committee for that project.

Fall baseball field rental charge was discussed. Eric was going to contact Jonathan and determine a fair rate.

Les reported Abe's Portables fail to provide two additional porta potties and a hand washing station for the Independence Day Celebration which caused long lines and discomfort to attendees. Les had a phone call with the owner who apologized, has fired the employee involved and will personally clean the existing porta potty every Wednesday until he finds, trains and trusts a replacement and will not charge us for the rest of the year.

Kent Tyler has directly witnessed, as well as others too, Doug Halvorson's tremendous efforts and volunteer time keeping the entrances beautiful and suggested perhaps a plaque in his honor. This was received favorably and consensus was to think about it some more.

New Neighbors/Membership (Jim Beavers)

Jim is keeping track of new neighbors in order to provide a listing of changes to be mailed to all homes with their dues statement in January 2025. He is also monitoring and approving or rejecting requests to join AA FB group.

Website Administration/IT (Adam Jermain)

None

Independence Day Celebration (Jennifer Fontana)

Report of activities and notes for next year are being compiled. Everything went well except for the porta potty problem.

Proposed dates for next year Saturday June 28th, rain date Saturday July 5th

Project Elf (Jennifer Fontana)

None

Covenants & Property & Home Improvement Requests (Eric Munchel & Les Robbins)

Kyle Whitfield - 3451 161st St - Remove some fence, replaces fence, and install new fence. It's the same fence he has now.

Recommend Approval by Eric

Jessica Krambeck - 2832 165th Ave - New Roof. Shingles match guidelines

Recommend Approval by Eric

Motion moved by Sienna, 2nd by Jim to approve theses two Property & Home Improvement request. The motion carried with all in favor and none against, and none abstained, by a voice vote.

Pat Garvey - Question - 16310 Barbara Circle - Can he add a Short-Wave Antenna to his roof?

Eric thinking this is a no, but would like to board to decide.

After discussion determined we need more information. Eric to reach out and inquire as to location, picture of proposed antenna and timing of installation.

Newsletter (Erin Fairchild)

Preparation of summer newsletter is in process by Erin and expected to be completed by the end of week.

Sarah Tucker has volunteered to be new editor.

NEW/OLD BUSINESS (OPEN)

Les thanked Kent for all of his work on several special projects. Discussion followed with guests the possibility of being a member of the Board. Kent is not interested at this time, while Sarah and Dave were. Dave mentioned his potential conflict of interest as member of our insurance carrier. Les told him as long as the conflict was disclosed upfront, which it has been, that would not be a problem. Les to email Sarah and Dave AAHOA's Conflict of Interest Policy for their review.

None

Meeting adjourned by Les at 8:35 PM.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

NEXT MEETING: WEDNESDAY AUGUST 19, 2024 7:00 PM
HOST: LES ROBBINS
LOCATION: THE HERITAGE AT LEGACY; 2961 S 169TH PLAZA, OMAHA, NE 68130

SPECIAL NOTES	