

Armbrust Acres Homeowners Association

Monthly Board Meeting Agenda

MINUTES

WEDNESDAY
MAY 21, 2025

7:00 PM

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

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| MEETING CALLED BY | Armbrust Acres Homeowners Association Board |
| TYPE OF MEETING | Monthly Board Meeting |
| HOST | Les Robbins, via The Heritage at Legacy |
| NOTE TAKER | Jonathan Johnson, Secretary |
| POTENTIAL ATTENDEES | <p><u>Voting Members</u></p> <p>Officers Les Robbins (President) (Covenants) Jennifer Fontana (Vice President) (July 4th/Lace Up to Learn) Eric Munchel (Treasurer) Jonathan Johnson (Secretary) (Operations)</p> <p>Members at Large Adam Jermain (Website/IT) Dave Chastain (Home Improvement Requests/Park Reservations) Jim Beavers (New Neighbors/Membership) Mark Goodrich (Operations) Pat Mueller (Operations) Sienna Nania (Activities Director)</p> <p><u>Possible guests in attendance:</u> Kate Wythers Doug Halvorson</p> |

President (Les Robbins)

Call to order – 7: PM President Les Robbins presiding

Pledge of Allegiance

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.

Roll Call 6 need for a quorum:

Les Robbins
Jennifer Fontana
Eric Munchel
Jonathan Johnson
Adam Jermain
Dave Chastain
Jim Beavers
Mark Goodrich
Pat Mueller Excused proxy to Les
Sienna Nania

MOTION to approve Meeting Agenda

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

MOTION to approve Board Meeting Minutes for April 16, 2025

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

General comments

Election of Officers in accordance with Bylaws Section 4a (1). Proposed slate of officers all of which have agreed to serve:

President Les Robbins
Vice President Jennifer Fontana
Treasurer Eric Munchel
Secretary Jonathan Johnson

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

Appointment of Architectural Control Committee consisting of three Directors in accordance with Bylaws Section 3 f.

President hereby appoints the Treasurer and Dave Chastain to serve with him. No

vote necessary by Board.

Guest Discussion (as needed)

Treasurer (Eric Munchel)

April 2025 Treasurer's Report.

2025 Dues Outstanding.

Motion to approve the April 2025 Treasurer's Report:

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

Jonathan Johnson (Secretary)

Updates

Activities Director (Sienna Nania)

Updates

Operations (Jonathan Johnson, Pat Mueller & Mark Goodrich)

Updates

Entrances maintenance.

Bees at pavilion-Pat

Basketball Court patching, white restriping & temporary Pickleball court in blue tap-See Attached Picture

Rail fence installed at Viewing Area-See Attached Pictures

Clean-up from damage to trees from last weekend's wind-Jonathan

New Neighbors/Membership (Jim Beavers)

Updates

Website Administration/IT (Adam Jermain)

Updates

PayHOA website

Independence Day Celebration (Jennifer Fontana)

Updates

New Shoes (Jennifer Fontana)

Updates

Covenants (Les Robbins)

Updates

3447 S 161st Circle Gayathri & Raja Vel owner, tenant Lisa Gammel, business activities in the house letter from attorneys dtd May 14-2025-See Attached

Short term rentals position-See Attached

Property & Home Improvement Requests (Dave Chastain)

Updates-received this past month

2787 S. 165 Ave, Kevin Thomas – Replace existing wood shake with Architectural Composite singles. Recommend Approval

16517 Frederick Circle, Blake Webb – Roof leaking and need to replace roof with Certaineed ClimateFlex Impact Resistant Shingles. Recommend Approval

Motion to approve these requests:

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

Baseball Field & Pavilion Reservations (Dave Chastain)

Updates

Website based.

Signs at Pavillion & entrances to AA park & Viewing Area-See Attached Picture

Newsletter (Sarah Tucker)

Updates

NEW/OLD BUSINESS (OPEN)

Mayor Grant not approved-See Attached email

Cox Preferred Partnership Offer-See Attached Proposal

Pathway to Center Park-See Attached Pictures

No U Turn sign 168th & Oak Entrance-See Attached email

No Parking signs west side of Spring Circle by park, possibly request permanent signs from City of Omaha.

Meeting adjourned by Les at PM.

NEXT MEETING: WEDNESDAY JUNE 18, 2025 7:00 PM

HOST: LES ROBBINS

LOCATION: THE HERITAGE AT LEGACY; 2961 S 169TH PLAZA