

Armbrust Acres Homeowners Association

Monthly Board Minutes

MINUTES

WEDNESDAY JUNE 19,
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	Jennifer Fontana, Vice President
POTENTIAL ATTENDEES	<u>Voting Members</u> Officers Les Robbins (President) Jennifer Fontana (July 4 th /Project Elf) (Vice President) Eric Munchel (Treasurer) Jonathan Johnson (Operations) (Secretary) Members at Large Jim Beavers (New Neighbors/Membership) Erin Fairchild (Newsletter) Mark Goodrich (Operations) Adam Jermain (Website/IT) Pat Mueller (Operations) Sienna Nania (Activities Director) <u>Possible guests in attendance:</u> Linda Gjere Kent Tyler Nate Eskra Regal Printing Company (Signs) 7:00 PM Ron Lange Omaha Neon Sign 8:00 PM
ATTENDEES	Present: Les Robbins, Jennifer Fontana, Eric Munchel, Jim Beavers, Mark Goodrich, Adam Jermain. Excused: Jonathan Johnson (Proxy to Jennifer), Pat Mueller (Proxy to Les), Sienna Nania (Proxy to Les)

GENERAL ITEMS

OPEN DISCUSSION

DISCUSSION	
President (Les Robbins) Call to order – 7:00 PM President Les Robbins presiding 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.

Pledge of Allegiance – abstained as Flag was not present in room.

Roll Call 6 need for a quorum, 6 present

MOTION to approve Meeting Agenda

Motion: Moved by Jennifer, 2nd by Jim. 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

Minutes not available; motion not moved.

General comments

Please send agenda items and attachments by Friday before meeting.

Guest Discussion (as needed)

Armbrust Acres resident Linda Gjerre: Introductions to Board. Resident in AA since 1999, newspaper experience since age 14, a substitute teacher/tutor in French. She has expressed interest in AAHA Newsletter publishing.

7:05 – 7:30 PM: Nate Eskra, Regal Printing Company, presented details and answered questions regarding his company's bid for sign replacements at 168th and Oak, 2 at 165th and Center.

7:45 – 7:55 PM: Ron Lange, Neon Sign, presented details and answered questions regarding his company's bid for sign replacements at 168th and Oak, 2 at 165th and Center.

Treasurer (Eric Munchel)

May 2024 Treasurer's Report.

Motion to approve the May 2024 Treasurer's Report:

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

Jonathan Johnson (Secretary)

Excused.

Activities Director (Sienna Nania)

Excused.

Operations (Jonathan Johnson, Pat Mueller & Mark Goodrich)

Spring 2024 Tree Plantings, Annual and Perennials, and Appurtenances memo from Doug Halvorson attached

Porta potty weekly maintenance

On the evening of the music in the park on 06/13, Les noted that the Porta potty was lacking toilet paper and overall cleaning. In addition, Eric noted that AAHA has not received any service billing for 2024. The Porta Potty is supposed to be emptied and cleaned weekly on Wednesday.

Entrance signs upgrades-Kent Tyler

General discussion following presentations by Nate/Regal Printing and Ron/Omaha Neon Sign. Eric noted that it would be helpful to see recent neighborhood sign examples from each company.

New Neighbors/Membership (Jim Beavers)

On Friday 06/21, 600 directories will be ready for pickup from ABC Printing. AA resident Jenna Soucek to coordinate pickup and distribution to homes in AA. Gary Brodeur has expressed interest in assisting with approving AA Facebook group requests and in greeting new residents to the neighborhood.

Website Administration/IT (Adam Jermain)

No updates.

Independence Day Celebration (Jennifer Fontana)

Jennifer has arranged the usual items for the annual event, and Eric has arranged four food trucks – Javi's, Family Traditions BBQ, Dippin Dots, and Kona Ice, with the hope of adding one additional food truck. Les to arrange for volunteers for parade coordination and street closure during the parade; Eric and Les will work together to set up safe boundaries at park for fireworks viewing.

Project Elf (Jennifer Fontana)

No updates at this time.

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

16617 Frederick-Lee Bockelman-Grand Sequoia Shingles for Roof

16328 Spring Cir – Mike Kirk – steel/aluminum fence installation

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

16624 Westfield Andrea & Jake Farrel trash cans & trailer in driveway

16574 Bancroft Linda Peterson Advertising sign

Newsletter (Erin Fairchild)

Linda Gjere possible volunteer to transition as newsletter editor to this fall.

Summer/July Newsletter (Les noted that all dates should be pushed back approximately two weeks to accommodate Linda's transition to newsletter editor)

Content & advertising artwork deadline Friday July 5th

Completion of newsletter by Friday July 12th

Submittal to printer by Monday July 15th

Delivery weekend July 19th thru 21st

NEW/OLD BUSINESS (OPEN)

Meeting adjourned by Les at 8:40 PM.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Follow up with Abe's Portables about Porta Potty maintenance and billing	Jennifer	
Email Les and Eric about 4 th of July party action items	Jennifer	

NEXT MEETING: WEDNESDAY JULY 17, 2024 7:00 PM

HOST: LES ROBBINS

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