

# Armbrust Acres Homeowners Association

## Monthly Board Meeting Minutes

MINUTES

WEDNESDAY  
NOVEMBER 20, 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	Jonathan Johnson, Secretary
POTENTIAL ATTENDEES	<p><u>Voting Members</u></p> <p><b>Officers</b>  Les Robbins (President) (Covenants)  Jennifer Fontana (Vice President) (July 4<sup>th</sup>)  Eric Munchel (Treasurer) (Home Improvement Requests/Park Reservations)  Jonathan Johnson (Secretary) (Operations)</p> <p><b>Members at Large</b>  Jim Beavers (New Neighbors/Membership)  Erin Fairchild (At Large)  Mark Goodrich (Operations)  Adam Jermain (Website/IT)  Pat Mueller (Operations)  Sienna Nania (Activities Director)</p> <p><u>Possible guests in attendance:</u>  Doug Halverson  Ralph Lunders</p>

### GENERAL ITEMS

### OPEN DISCUSSION

DISCUSSION	
<p><b>President (Les Robbins)</b></p> <p>Call to order – 7:00PM 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:

Les Robbins - present  
Jennifer Fontana - present  
Eric Munchel - present  
Jonathan Johnson - present  
Jim Beavers - present  
Erin Fairchild - absent  
Mark Goodrich - present  
Adam Jermain - absent  
Pat Mueller – Proxy to Les  
Sienna Nania – Proxy to Les

MOTION to approve Meeting Agenda

*Motion: Moved by Jonathan J, 2<sup>nd</sup> by Eric M. The motion carried with all in favor and none against, and none abstained by a voice vote.*

MOTION to approve Board Meeting Minutes for October 16, 2024

*Motion moved Jonathan J, 2<sup>nd</sup> by Eric M. The motion carried with all in favor and none against, and none abstained, by a voice vote.*

General comments

The Heritage at Legacy Space Agreement 2025-Les

**Guest Discussion (as needed)**

\*Doug Halvorson turned in his letter of resignation Nov 20, 2024

\*The Fricke's could help (Tom and his wife)

\*Need volunteers to get rest of lights up

\*Some board members have been thinking about this for years, so some minimal discussion was had regarding what Doug H's departure looks like from a cost and volunteer stand point

\*Doug did provide a detailed binder showing the design and plans we executes each year. And details around maintenance schedule.

**Jonathan Johnson (Secretary)**

Updates - NONE

**Activities Director (Sienna Nania)**

Updates

***Activities Report attached to Meeting Minutes (p.5)***

## **Treasurer (Eric Munchel)**

October 2024 Treasurer's Report.

Motion to approve the October 2024 Treasurer's Report:

*Motion moved by Jim Beavers, 2<sup>nd</sup> by Mark Goodrich. The motion carried with all in favor and none against, and none abstained, by a voice vote.*

General Comments:

Down to 3 liens – Michelle O'leary, Tardy Family, Farrell Family

Motion made to raise dues from \$145 to \$160

*Motion moved by Eric Munchel, 2<sup>nd</sup> by Jim Beavers. The motion carried with seven (7) in favor and one (1) against (Mark G), and none abstained, by a voice vote.*

## **Operations (Jonathan Johnson, Pat Mueller & Mark Goodrich)**

Doug Halvorson surrender of position (Attached)

Holiday Decorations Procedures (Attached)

Pat Mueller getting light fixed at 165<sup>th</sup> and Center. Spotlight for entry sign

Sign replacements: Installed and project COMPLETE

Viewing Area

Tree trimming – 3 bids received, reviewed and approved for Spring 2025

Stumps removal - 3 bids received, reviewed and approved for Spring 2025

MOU dowel fence (Attached)

Quality Fence Estimate (Attached)

Estimate came in at \$8,500; HOA will pay half in Feb/March balance upon completion

Fairy Garden \$500 funding request (Attached)

Motion made to approve the \$500 funding Request

*Motion moved by Eric Munchel, 2<sup>nd</sup> by Jim Beavers. The motion carried with all in favor, none against and none abstained by a voice vote*

Other updates

The meter reading for M.U.D. is an annual struggle. Mark believes it is the job of Alternate Rain to get the reading, yet after discussion it should be the responsibility of the neighborhood / board.

***So...who is going to get this reading each year?***

## **New Neighbors/Membership (Jim Beavers)**

Updates: Still denying lots of posers and automated invites for marketing purposes. Jim will get with Eric to update the database with all the new neighbors

**Website Administration/IT (Adam Jermain)**

Updates: NONE

**Independence Day Celebration (Jennifer Fontana)**

Updates: Jennifer to follow up with Midwest Fireworks to make sure we get our 2025 date locked down. Results T.B.D.

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

Rex Orton 16618 Oak St-Approval recommended by Eric  
Replacing all the windows in the house, total of 19 new windows.  
Motion made to approve this Homeowners Improvement Request  
*Motion moved by Mark Goodrich, 2<sup>nd</sup> by Jennifer Fontana. The motion carried with all in favor, none against, and none abstained by a voice vote.*

**Newsletter (Sarah Tucker)**

Updates

Thank you letters to advertisers-Jennifer wrote // Jim B to mail

Advertising renewals for 2025-Les  
Have \$1,000 committed (A full page) to help cover the cost. Don't want the newsletter to be all ads and no content. All in attendance agreed.  
Bellino (Real Estate Agent) // Chastain Otis // Roofing Company

**NEW/OLD BUSINESS (OPEN)**

HOA will provide Heritage a bouquet of flowers during week of Thanksgiving as a sign of appreciation. The board agreed on a \$75 budget.

**Meeting adjourned by Les at PM.**

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

**NEXT MEETING:** WEDNESDAY DECEMBER 18, 2024 7:00 PM

**HOST:** LES ROBBINS

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

SPECIAL NOTES	

### **Activities Report November:**

Turkey Trot Signs will go up after the windstorm. Hot Chocolate, Drinks and Donuts are ordered. Volunteers in place. Hope to see some board members there on Thanksgiving. Zero Cost! Sponsored by Nania Arts LLC. Husker Party on Black Friday to be discussed at the meeting. Who from the board is planning to attend with their families?



### **DECEMBER**

Cocoa with Santa on Dec 18<sup>th</sup>. Will order cookies closer to the date. Have bracelets and candy canes to give to the kids. Est. Cost \$150.

***We could also do a spontaneous Caroling beginning in the Park or the Viewing Area.***

I would just list it on FB.

