

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>Officers Les Robbins (President) (Covenants) Jennifer Fontana (Vice President) (July 4th) Eric Munchel (Treasurer) (Home Improvement Requests/Park Reservations) Jonathan Johnson (Secretary) (Operations)</p> <p>Members at Large 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>President (Les Robbins)</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>
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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, 2nd 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, 2nd 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, 2nd 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, 2nd 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 165th 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, 2nd 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, 2nd 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 18th. 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.

