

Armbrust Acres Homeowners Association

Monthly Board Meeting Agenda

The Heritage at Legacy
2961 S 169th Plaza, Omaha, NE 68130
Wednesday December 17, 2025 7:00 PM

Voting Members

Officers

Les Robbins (President)
Open (Vice President)
Eric Munchel (Treasurer)
Jonathan Johnson (Secretary) (Operations)

Members at Large

Adam Jermain (Website/IT)
Dave Chastain (Home Improvement Requests/Park Reservations)
Jim Beavers (New Neighbors/Membership)
Kate Wythers (Covenants/Board Governance)
Mark Goodrich (Operations)
Pat Mueller (Operations)
Ryan Potter (Independence Day Celebration)
Sienna Nania (Activities Director)

Invited guests:

President (Les Robbins)

Call to order – 7: PM President Les Robbins presiding

Pledge of Allegiance

Roll Call 6 need for a quorum:

Les Robbins	Eric Munchel
Jonathan Johnson	Adam Jermain
Dave Chastain	Jim Beavers
Kate Wythers	Mark Goodrich
Pat Mueller	Ryan Potter
Sienna Nania	

Welcoming of Invited Guests and others attending

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 November 19, 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

Treasurer (Eric Munchel)

November 2025 Treasurer's Report.

Motion to approve the November 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.

2026 Budget & Dues

Jonathan Johnson (Secretary)

Updates

Activities Director (Sienna Nania)

Updates

Operations (Jonathan Johnson, Pat Mueller & Mark Goodrich)

Updates

Making the ball diamond smaller to accommodate a bigger soccer field.

New Neighbors/Membership (Jim Beavers)

Updates

Website Administration/IT (Adam Jermain)

Updates

PayHOA & website update

Go live ETA

Website advertising possibilities

Authorized signers new bank account for PayHOA

Homebot-Ryan

Independence Day Celebration (Ryan Potter)

Updates

Lace Up to Learn (Open)

Updates

Covenants (Kate Wythers)

Updates

Property & Home Improvement Requests (Dave Chastain)

Updates

Baseball Field & Pavilion Reservations (Dave Chastain)

Updates

Newsletter (Sarah Tucker)

Winter 2026 timelines

Submissions to Les by Wednesday January 14th

By Friday January 16th packet sent to Sarah.

By Monday January 19th submit for printing.

Delivery by Sunday January 25th by Jenna's crew

Articles to include:

Eric financial

Sienna Activities

Jim New Neighbor

PayHOA Adam

Sponsor thank you and highlights about their businesses

Others?

NEW/OLD BUSINESS (OPEN)

Visitor Introductions and comments

Meeting adjourned by Les at PM.

NEXT MEETING: Wednesday January 21, 2026 7:00 PM

LOCATION: The Heritage at Legacy 2961 S 169th Plaza, Omaha, NE 68130