

# Armbrust Acres Homeowners Association

## Monthly Board Meeting Minutes

MINUTES

WEDNESDAY AUGUST  
21, 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)  Jennifer Fontana (July 4<sup>th</sup>/Project Elf) (Vice President)  Eric Munchel (Treasurer)  Jonathan Johnson (Operations) (Secretary)</p> <p><b>Members at Large</b>  Jim Beavers (New Neighbors/Membership) (Excused)  Erin Fairchild (Newsletter)  Mark Goodrich (Operations)  Adam Jermain (Website/IT) (Excused)  Jonathan Johnson (Operations)  Pat Mueller (Operations) (Excused)  Sienna Nania (Activities Director)</p> <p><u>Possible guests in attendance:</u>  Kent Tyler  Ralph Lunders  Doug Halvorson  Dave Chastain  Tom Fricke  Sara Tucker</p>

### GENERAL ITEMS

### OPEN DISCUSSION

DISCUSSION	
<p><b>President (Les Robbins)</b></p> <p>Call to order – 7:04 PM 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>	

## Pledge of Allegiance

Roll Call 6 need for a quorum, the following board members were present:  
Les Robbins, Jennifer Fontana, Eric Munchel, Jonathan Johnson, Mark Goodrich, Erin Fairchild, Sienna Nania; Guests: Dave Chastain, Ralph Lunders & Kent Tyler

## MOTION to approve Meeting Agenda

*Motion: Moved by Sienna, 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 July 17, 2024.

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

## General comments

## Guest Discussion (as needed)

Tom Fricke

Dave Chastain – National Night Out – not great attendance as it was the same night as Millard back to school night; ***could we have Millard change that?***

Trash Cans visible report-Kent Tyler (see attached PDF)

\*# of offenders has improved but still not where it should be –100%; Sienna will post a reminder on Facebook; Eric will send an email blast; it will be in the Newsletter as a reminder of common Covenant Violations; and those multi-time violators are going to get a personalized letter sent by the Board / Les. List is down to 27 from 70 something

## Treasurer (Eric Munchel)

July 2024 Treasurer's Report-- A comment was made about the cost we paid to have EnVY there; was \$1500 rather than the \$500 Gary Whalen budgeted / was approved for

Motion to approve the July 2024 Treasurer's Report:

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

## Jonathan Johnson (Secretary)

Updates: NONE

## New Neighbors/Membership (Jim Beavers)

Updates

### **Activities Director (Sienna Nania)**

Updates: strong turnout for Princess Diaries after National Night Out; October is next event with Halloween themed movie, Canned Food Drive;  
Motion was made to hold the event on October 4<sup>th</sup>, with a sponsorship of \$200 from Thrivent to cover the costs and have a bin(s) for the food drive.

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

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

Entrance sign design approved Option A via email vote 7-26-24 (see attached)  
Option A 5 votes, Option B 0 votes and Option C 1 vote.

Porta Potty follow-up: Fired Abes Trash and Pat M got 2 bids and he will move forward with one of his choosing as pricing was comparable.

July 31<sup>st</sup> storm cleanup: large expense for the neighborhood, yet we were efficient with how we handled it and impressed with how everyone came together.

Viewing Area hog wire fence

Fairy Garden proposal- Ralph Lunders-see attached  
After review of proposal a motion was made to approve the planting of 4 trees, 3 of which will be donated, HOA Pays for the fourth at ~\$310. Further discussion was had as to why this was getting additional funding rather than the green space area.

*Motion moved by Jonathan, 2<sup>nd</sup> by Erin F. The motion carried with SIX in favor and ONE against (Sienna N), and none abstained, by a voice vote. Approved with the knowledge that this approval is separate and non obliged to "Phase III"*

Additional Notes: 3/3 benches in proposal along with necessary concrete where they sit are being donated; the estimate for the concrete path is about \$1,100; this has been tabled for Spring 2025 for further discussion

Home owner in viewing area draining swimming pool water on viewing area August 19, 2024

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

Updates

### **Independence Day Celebration (Jennifer Fontana)**

Updates

## **Project Elf (Jennifer Fontana)**

Updates

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

Home improvement requests:

*Motion moved by Jennifer F, 2<sup>nd</sup> by Sienna. The motion carried with all in favor and none against, and none abstained, by a voice vote.*

3535 S 163<sup>rd</sup> St - Melissa Horak - Replacing existing railroad tie retaining wall along the south side of their property with stone block retaining wall. - Recommend Approval

2906 S 165<sup>th</sup> Ave - Carrie Schrabel - Paint their house Dark Green. Color is Isle of Pines by Sherwin Williams. Replace garage doors with dark grey doors. - Recommend Approval

16571 Pasadena Cir - Lisa Marshall - Repair of fence that was damaged in storm. Same dimensions and Material - Recommend Approval

16636 Westfield Cir - Jake Gerner - Paint exterior with Sherwin Willam colors Iron Ore (body) and Caviar (Trim). Add 4<sup>th</sup> Stall to left side of the driveway (7' x 43'). - Recommend Approval

16343 Elm St - Mark and Jan Wohlers - Replace roof due to storm damage. - Approved via email correspondence due to time sensitivity.

## **Newsletter (Erin Fairchild)**

Updates: Erin is passing on her role to Sarah Tucker; The board appreciated the creative work Erin has put in thus far; she truly reignited the Newsletter!

## **NEW/OLD BUSINESS (OPEN)**

Omaha Spring Cleanup 2025-attached  
AAHOA will not volunteer to help man one of the locations.

*Motion moved by Eric, 2<sup>nd</sup> by Sienna. The motion carried with all in favor and ONE against (Sienna N), and none abstained, by a voice vote.*

**Meeting adjourned by Les at 8:37 PM.**

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

**HOST:** LES ROBBINS

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