

Armbrust Acres Homeowners Association

Monthly Board Minutes

MINUTES

WEDNESDAY JANUARY 17, 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
ATTENDEES	<p><u>Voting Members in attendance:</u></p> <p>Officers Les Robbins (President) Eric Munchel (Treasurer) Brandon Devere (Secretary)</p> <p>Members at Large Jim Beavers (New Neighbors/Membership) Erin Fairchild (Newsletter) Jennifer Fontana (July 4th/Project Elf) Mark Goodrich (Operations) Adam Jermain (Website/IT) Jonathan Johnson (Operations) Pat Mueller (Operations) Sienna Nania (Activities Director)</p> <p><u>Members not in attendance:</u> Erin Fairchild, Mark Goodrich, Eric Munchel, Brandon Devere (all excused)</p> <p><u>Possible guests in attendance:</u></p>

GENERAL ITEMS

OPEN DISCUSSION

DISCUSSION	<p>President (Les Robbins) Call to order – 7:06PM President Les Robbins presiding</p> <p>Pledge: Not done as we did not have a flag in the room we met in</p> <p>Roll Call: 7 members present, needed 6 for a quorum</p> <p>MOTION to approve Meeting Agenda</p> <p style="text-align: center;"><i>Main motion: Moved by Jim , 2nd by Sienna . The motion carried with all in favor and none against, and none abstained by a voice vote.</i></p> <p>MOTION to approve Board Meeting Minutes for December 20, 2023 with one change requested by Sienna, Nania Arts LLC instead of Sienna's company sponsored the Turkey Trot.</p> <p style="text-align: center;"><i>Main motion: Moved by Pat , 2nd by Jim . The motion carried with all in favor and none against, and none abstained, by a voice vote.</i></p>
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General comments - NONE

Guest Discussion (as needed) N/A

Treasurer (Eric Munchel)
December 2023 Treasurer's Report.

MOTION to approve the December 2023 Treasurer's Report:
Main motion: Moved by Jim , 2nd by Sienna . The motion carried with all in favor and none against, and none abstained, by a voice vote.

2023 annual audit, Les to recruit team to perform

Brandon Devere (Secretary): Resigning from role as of January 2024. Jonathan to help in the interim with Jennifer Fontana as an alternative

Operations (Jonathan Johnson, Pat Mueller & Mark Goodrich)
Snow removal has been fine; one tree removal from south side of Oak St; and tree limb trimming to satisfy the city's letter they sent us. NOTE: The south sidewalk on Oak St is the responsibility of the CITY

Cory Libis resignation from coordinating baseball field and pavilion reservations. Jonathan to coordinate in tandem with operations. Adam has also added ability to use the website to reserve the field and pavilion.

"Our diseased ash tree was removed over a year ago. We would appreciate having the stump ground out and a new tree planted. I realize there is an expense to this, but most of the residents on our street have lived here for over 30 years, which is a lot of HOA dues paid. Thank you for your consideration."

Char Peterson
16128 Barbara Circle
402-660-6284

Doug H will provide us with recommendations depending on what the residents in the circle would like to achieve with the new tree.

Baseball diamond reservation fee. \$150 SALY recommended.
*Will discuss further at February meeting

New Neighbors/Membership (Jim Beavers)

Has about 4 to currently visit, everyone else has been taken care of; will make some adjustments to the deliverables as he sees fit in accordance with board approval

Website Administration/IT (Adam Jermain)

Created a digital Home Improvement Property Request form giving us the ability to upload images and submit the form much easier; considering changing the logo as ours is very similar to one nearby; keeping the website fresh and updated.

Independence Day Celebration: Jennifer stepping down from day of Operations but will still coordinate the activities for the event itself;

Project Elf (Jennifer Fontana): successful! 70 children helped; first year using gift cards rather than actual gifts / clothes; rec'd survey to get her feedback on how it went. All was good. IDEA: Use a QR Code in fall newsletter to drive people to the site as well as more efficient way of checking kids off the list to avoid redundancies.


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

Tenhoff update. No further communication between either party. Les' plan is for him and Eric to have a conversation with them and see where to go from here.

Newsletter (Erin Fairchild)

Winter Newsletter update: going for print next week and delivered by same group as last time

Spring Newsletter: add a volunteer highlight each time

Ralph Lunders nominated via email to Erin included the following, Art & Pat Deharty/Randy & Sharon VanWinkle for their Valley Circle landscape on the Center circle. It is beautiful and a real uplifting treat to go by and see on a walk or drive. They are a caring example of making Armbrust Acres the best neighborhood in Omaha. Three Cheers for an Awesome job (example) for Armbrust on how a small circle can make a difference. Thank You so much!!!!  to Pat, Art, Sharon & Randy
Put the "Adopt a Circle" verbiage at the bottom of this page to promote this to others

Sienna desire to turn advertising over to someone else

Activities Director (Sienna Nania)

Update on upcoming activities. All upcoming activities for first few months are being posted on Facebook as well as shared via email

NEW/OLD BUSINESS (OPEN)

Meeting adjourned by Les at 8:09PM.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Fairy Garden will remain in place this year, pending action from board to approve and provide way-ahead (cost to move, effort & maintenance) for new location.	The Board	Winter 2023

NEXT MEETING: WEDNESDAY FEBRUARY 21, 2024 7:00 PM
HOST: LES ROBBINS
LOCATION: THE HERITAGE AT LEGACY; 2961 S 169TH PLAZA, OMAHA, NE 68130

SPECIAL NOTES	