

# Armbrust Acres Homeowners Association

## Monthly Board Meeting Minutes

MINUTES

WEDNESDAY  
MARCH 19, 2025

7:00 PM

WEB CONFERENCE  
DUE TO WEATHER,  
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	<u>Voting Members</u>  <b>Officers</b> Les Robbins (President) (Covenants) Jennifer Fontana (Vice President) (July 4th/New Shoes) Eric Munchel (Treasurer) Jonathan Johnson (Secretary) (Operations)  <b>Members at Large</b> Adam Jermain (Website/IT) Dave Chastain (Home Improvement Requests/Park Reservations) Jim Beavers (New Neighbors/Membership) Mark Goodrich (Operations) Pat Mueller (Operations) Sienna Nania (Activities Director)  <u>Possible guests in attendance:</u>

### GENERAL ITEMS

### OPEN DISCUSSION

DISCUSSION	
<b>President (Les Robbins)</b>  Call to order – 7:05PM President Les Robbins presiding  Pledge of Allegiance  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.	

Roll Call 6 need for a quorum:

Les Robbins - Present  
Jennifer Fontana Excused proxy to Les  
Eric Munchel - Present  
Jonathan Johnson - Present  
Adam Jermain – Excused proxy to Les  
Dave Chastain - Present  
Jim Beavers - Present  
Mark Goodrich - Present  
Pat Mueller - Present  
Sienna Nania - Present

MOTION to approve Meeting Agenda

*Motion: Moved by Dave C, 2<sup>nd</sup> by Sienna N. The motion carried with all in favor and none against, and none abstained by a voice vote.*

MOTION to approve Board Meeting Minutes for February 19, 2025

*Motion moved by Dave C, 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

**Guest Discussion (as needed)**

**Treasurer (Eric Munchel)**

February 2025 Treasurer's Report.

\*\*Audit completed 3/18/2025

Motion to approve the February 2025 Treasurer's Report:

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

\*\*Dues reminders being sent out, then liens will be filed if not paid by 4/30 \*\*

**Jonathan Johnson (Secretary)**

Updates

**Activities Director (Sienna Nania)**

Updates: JJ to ask Troop 282 for volunteers for the Eggstravaganza 4/19

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

### Updates

Landscape maintenance post Doug Halvorson

- 1) Find a few full timers to replace Doug
- 2) Schedule the Spring Clean Up ASAP
- 3) Find the plants and get them planted

Alexander Lawns quote for 2025 services (see attached)

Motion to approve the quote for 2025 services as discussed:

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

Mutchie Tree Service tree care package. (see attached)

JJ to Call Mutchie to get clarification on this treatment plan? And why we are doing it.

Questions brought up by Mark G and Sienna

**\*\*No motion to approve until I get info from Brian regarding the WHY**

Ralph Lunders 5 pole plants for Oak Street request (See attached)

Motion to approve the 5 pole plants for Oak Street:

*Motion moved by Patrick M, 2<sup>nd</sup> by Mark G. The motion carried with 9 in favor and one against, and none abstained, by a voice vote.*

Baseball field filler for field (see attached)

Motion to approve the baseball field work to be done.

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

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

### Updates

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

### Updates

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

### Updates

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

### Updates

**Covenants (Les Robbins)**

16325 C St Dickie & Richard Roberson political sign in front yard  
\*Sign has been Removed

**Property & Home Improvement Requests (Dave Chastain)**

None

**Newsletter (Sarah Tucker)**

April newsletter schedule:

Content & advertising artwork submitted to Les deadline Friday March 28th

Completion of newsletter by Friday April 4th

Submittal to printer by Monday April 7th

Delivery Friday & Saturday April 11th & 12<sup>th</sup>

\*\*Jonathan J to submit an article promoting our "Adopt-a-circle" program

**NEW/OLD BUSINESS (OPEN)**

**Meeting adjourned by Les at 8:20PM.**

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Meter reading for sprinklers	Mark G	Fall 2025

**NEXT MEETING:** WEDNESDAY APRIL 16, 2025 7:00 PM

**HOST:** LES ROBBINS

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

SPECIAL NOTES	