

Armbrust Acres Homeowners Association

Monthly Board Meeting Agenda

MINUTES

WEDNESDAY
DECEMBER 18, 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	Jennifer Fontana, 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/Project Elf) 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) Jonathan Johnson (Operations) Pat Mueller (Operations) Sienna Nania (Activities Director)</p> <p><u>Possible guests in attendance:</u> Dave Chastain Aimee Ketcham – did not attend in December</p>

GENERAL ITEMS

OPEN DISCUSSION

DISCUSSION	
<p>Vice President (Jennifer Fontana)</p> <p>Call to order – 7:00 PM Vice President Jennifer Fontana 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>	

Roll Call 6 need for a quorum:

Les Robbins Excused Proxy to Jennifer

Jennifer Fontana

Eric Munchel

Jonathan Johnson

Jim Beavers

Erin Fairchild

Mark Goodrich

Adam Jermain – Proxy to Jonathan

Jonathan Johnson

Pat Mueller – Proxy to Jennifer

Sienna Nania

MOTION to approve Meeting Agenda

Motion: Moved by Sienna, 2nd by Jonathan. 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 & November 20, 2024.

Motion moved by Jonathan, 2nd by Jennifer. The motion carried with all in favor and none against, and none abstained, by a voice vote.

General comments

Guest Discussion (as needed)

Dave Chastain to join board starting February 2025.

Motion to approve: moved by Jonathan, 2nd by Mark. The motion carried with all in favor and none against, and none abstained by a voice vote.

Treasurer (Eric Munchel)

November 2024 Treasurer's Report.

Motion to approve the November 2024 Treasurer's Report:

Motion moved by Mark G, 2nd by Jennifer. The motion carried with all in favor and none against, and none abstained, by a voice vote.

Jonathan Johnson (Secretary)

Activities Director (Sienna Nania)

Updates: Provided Nov and December summary with great results for both.

Cabin Fever @ Clancy's in February

Easter Egg Hunt – April

*The activities and newsletter have to go hand in hand; need the newsletter to help market the upcoming events.

Operations (Jonathan Johnson, Pat Mueller & Mark Goodrich)

Porta Potty discussion: question came up whether or not to remove for the winter? How often does it get serviced? How does billing work? There were some in favor of removal and some in favor of keeping. It is considered a permanent structure because of the walls we put around it. Pat M to figure out how billing works and servicing works during the winter months. If it can stay, with minimal cost and appropriate service, then it should remain. Versus the cost to remove and bring back in March / April.

New Neighbors/Membership (Jim Beavers)

Updates: Facebook group requests have decreased; Jim will provide Eric updated spreadsheet for new neighbors to update billing for 2025 Dues invoices; Sienna ran into an issue of a few her posts never went through; they got stuck. Jim needs to keep an eye out and release them

Website Administration/IT (Adam Jermain)

Updates: Changed the pricing on the website; added the pop-up window to home page and created a QR Code to use that takes you directly to the CheddarUP site to pay

Independence Day Celebration (Jennifer Fontana)

Updates: Midwest still hasn't confirmed our 6/28 date yet!

Project Elf (Jennifer Fontana)

Updates: Might do a "Shoe Drive" in late July / Early August; new shoes for the school year would also make a big impact in the community

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

None to be approved

Newsletter (Sarah Tucker)

Winter/January Newsletter

Content & advertising artwork deadline Friday January 10th

Completion of newsletter by Friday January 17th

Submittal to printer by Monday January 20th

Delivery weekend January 24th thru 26th

Will keep the above cadence for this newsletter

*CONTENT: Article related to the 2025 Dues *Financial Summary *Invoices mailing early January

Spring Newsletter cadence:

Content & advertising artwork deadline **Friday March 21st**

Completion of newsletter by **Friday March 28th**

Submittal to printer by **Monday March 31st**

Delivery weekend **April 4th thru 6th**

NEW/OLD BUSINESS (OPEN)

**Idea discussed (initiated by Sienna) to create some sort of kiosk / bulleting board (location T.B.D.) to post Events / Activities for people to see (at park, viewing area, entrance?). Further discussion needed

Meeting adjourned by Jennifer at 7:50PM.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Request meter readings annually from Alternate Rain in the Fall. And a heads up when they are turned on and off	Mark G	Spring and Fall Annually

NEXT MEETING: WEDNESDAY JANUARY 15, 2025 7:00 PM

HOST: LES ROBBINS

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

SPECIAL NOTES	