

Armbrust Acres Homeowners Association

Monthly Board Meeting Minutes

MINUTES

WEDNESDAY
SEPTEMBER 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	Les Robbins, via The Heritage at Legacy
NOTE TAKER	Jonathan Johnson, Secretary
POTENTIAL ATTENDEES	<p><u>Voting Members</u></p> <p>Officers Les Robbins (President) Jennifer Fontana (July 4th/Project Elf) (Vice President) (Excused, proxy to Les) Eric Munchel (Treasurer) (Excused, proxy to Les) Jonathan Johnson (Operations) (Secretary)</p> <p>Members at Large Jim Beavers (New Neighbors/Membership) Erin Fairchild (Newsletter) (Excused, proxy to Les) Mark Goodrich (Operations) Adam Jermain (Website/IT) Jonathan Johnson (Operations) Pat Mueller (Operations) Sienna Nania (Activities Director) (Excused, proxy to Eric)</p> <p><u>Possible guests in attendance:</u></p> <p>Sarah Tucker - No Kent Tyler - Yes Ralph Lunders - Yes Jeff Brune - Yes Doug Halvorson – Yes Bryan Warrington – Yes</p>

Landscape Committee for Armbrust Acres Viewing Area Phase 2 Recommendations (See Attached)

Phase II recommendations were not approved to the extent the committee was hoping. The all in cost would be about \$13,000, with the HOA bearing 50% of that.

After much discussion, a motion was made by Pat M to Plant 2 trees, replacing the 2 damaged by the July storm and to grind the stump of the 3rd (Closest to trail); along with obtaining a quote to thin the existing Linden Trees as part of maintaining an asset.

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

Board also agreed that we will wait to see where the Corp of Engineers is at with the fence and maintenance of grasses along the trail. This area is still having an identity crisis. What is the long-term vision and goal of this area. Being that it is "a flood zone" how much do we want to invest? What is the purpose of it? Peaceful sanctuary for neighbors to see the beauty? Place where kids can play pick up games, dogs can run around? Additional area for neighborhood events? All the above? How do we balance beauty, view and privacy? What do the neighbors want? What can/will the HOA Provide?

Treasurer (Eric Munchel)

August 2024 Treasurer's Report.

Motion to approve the August 2024 Treasurer's Report:

Motion moved by Pat M, 2nd by Jim b. The motion carried with all in favor and none against, and none abstained, by a voice vote.

Jonathan Johnson (Secretary)

Updates

Activities Director (Sienna Nania)

Updates

Star Wars Night: 70-80 attended // Cost: \$62 // Donations \$40 // Hours: approx. 45hrs
Yard Sales: 22 sales in the Neighborhood // Cost \$7 // Hours: 20 hours

Operations (Jonathan Johnson, Pat Mueller & Mark Goodrich)

Porta Potty-Pat arranged new vendor to handle this moving forward

Ball Field-Drag bi-weekly through the end of October

Sprinklers to be winterized first week of November by Alternate Rain, Doug Bailey should be providing us the meter readings as well

New Neighbors/Membership (Jim Beavers)

Updates: Lots of requests to join our FB Group; Jim denied 95%+ of them

Website Administration/IT (Adam Jermain)

Updates

Add a picture of the Viewing Area as part of the neighborhood to create additional exposure and awareness that the area belongs to us

Independence Day Celebration (Jennifer Fontana)

Updates

Project Elf (Jennifer Fontana)

Updates

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

26 letters mailed to trash can violators September 9, 2024 (See Attached)
Boat in Driveway (Christiansen's); Trailer at 163rd St; Dumpster in front of black house

Newsletter (Sarah Tucker)

Fall/October Newsletter

Content & advertising artwork deadline Friday October 4th

Completion of newsletter by Friday October 11th

Submittal to printer by Monday October 14th

Delivery weekend October 18th thru 20th

NEW/OLD BUSINESS (OPEN)

Meeting adjourned by Les at 8:30 PM.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

NEXT MEETING: WEDNESDAY OCTOBER 16, 2024 7:00 PM

HOST: LES ROBBINS

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

SPECIAL NOTES	

Landscape Committee for Armbrust Acres Viewing Area

This is a request for \$6,756 from the Board to fund the Beautification Phase 2 of the AAHA Viewing Area. This represents half of the total cost of \$13,512 for Phase 2; the other half would be fund-raised using the Green Thumb Initiative described below.

If funded, the committee would move forward with the tree planting this fall, and the tree service and lilac hedge next spring. Tree planting is best done in the fall and this would allow us to take advantage of a significant 30% sale by Lanoha's.

The Committee's Phase 2 recommendations are detailed below followed by the status of the original phases presented to the Board last spring. Thank you and please let us know if you have any questions.

Sincerely,

Jeff Brune
Joey Gaines
Brian Warrington
Doug Halvorson
Gene Svensen

Recommendations for Beautification Phase 2

Action	Cost Without Discount	Cost With Discount in September
FALL 2024		
1. Plant 9 linden trees @ \$525 each to replace those that were recently blown over or died previously. <ul style="list-style-type: none"> This would restore the beauty of the walkway to its original state. Prices are from Lanoha's—2.5-3-inch caliper and includes delivery, planting, two waterings, 2-year warranty. 	\$4,725	\$3,307.50 (30% off Sept Sale)
2. Plant 9 new trees (3 red maples @\$525 each; 3 Northern red oaks @\$575; and 3 tulip trees @\$600 each) in two rows outside of lindens to shade roots, protect lindens, and further beautify entrance path. <ul style="list-style-type: none"> New trees would add diversity, color, and collective wind protection. New trees would be placed in a way that allows access points from path to open fields. Prices are from Lanoha's—2.5-3-inch caliper and includes delivery, planting, two waterings, 2-year warranty. 	\$5,100	\$3,570 (30% off Sept Sale)
SPRING 2025		
3. Plant hedge of 100 lilacs @\$50 each <ul style="list-style-type: none"> A lovely hedge would replace the view of the unattractive hog wire fence with a natural, sound-proofing barrier. Combination of hearty Common Purple (10-15 feet), Common White (10-15 feet), and Bloomerang (5 feet) lilacs. Prices are from Mulhalls—3-gallon size; they are checking with supplier for stock and for machinery to plow a row for easier planting by AAHA volunteers. 	\$5,000	\$3,500 (30% off Sept Sale)
4. Tree Service to thin limbs on existing 7 lindens to protect against future windstorm damage. Assess the severely damaged linden for possible removal. <ul style="list-style-type: none"> The removal of the Zorinsky trees by the Army Corps eliminated a natural windbreak, putting the remaining trees at risk if we don't thin them. 	\$2,250	\$2,250
TAX	\$1,195.25	\$883.93
TOTAL	\$18,270.25	\$13,511.43

MOU with City and Army Corps

Funding the construction of a new fence is currently undecided. Still, it is in the interest of the AAHA to follow up on the verbal offer by the Army Corps to enter into a maintenance agreement in advance of settling the fence funding issue. Specifically, AAHA would enter into a Memorandum of Understanding with the City Parks and Rec and U.S. Army Corps of Engineers to allow replacement of the hog wire fence with a more visually appealing fence in exchange for the AAHA agreement to maintain the fence and weed-whack/mow the area adjoining the fence.

Green Thumb Initiative

In order to help fund beautification efforts on all common spaces within AAHA, the Committee recommends a donation initiative with the following donor levels and recognition program.

\$50—Big Bluestem
\$100—Butterfly Milkweed
\$250—Purple Coneflower
\$500—Goldenrod
\$750—Sunflower
\$1,000—Prairie Blazing Star

In addition to paying annual dues, homeowners may choose to make donations toward beautification projects that the Board designates on a case-by-case basis. The AAHA webmaster would advertise the available projects and record the donations by funding levels on the AAHA website, following the preference of the donor (either name, anonymous, in memory of, in honor of). Donations by funding levels could also be added to each newsletter and the AAHA Facebook page. Large donations could be recognized with plaques or other forms of recognition, at the discretion of the board and in negotiation with the donor.

Status of Original Beautification Phases for Viewing Area

Phase 1 – Spring 2024, board would fund supplies, volunteers would provide labor

- Clean up the area by removing cement border, tarp, wooden trellis, and bat house—**DONE!**
- Apply mulch around 12 trees to protect roots—**DONE!**
- Repair 9 dead patches in field by applying drought-tolerant RTF grass seed and Dutch white clover, which provides nitrogen for grass (approx. 9,100 square feet) —**DONE!**
- Repair/replace cracked cement pad (6’X4.5’) at entrance to remove tripping hazard—by contract TBD by AAHA operations

Phase 2 – Fall 2024, board would fund supplies, volunteers would provide labor

- ~~Aerate and overseed field to increase RTF/clover (by volunteers or contract)~~ **NO LONGER NEEDED**
- Contract to install split-rail fence, subject to MOU between AAHA and City
- Install steel arbor at entrance with sign “Armbrust Acres HOA”
- Plant two rows of trees on outside of lindens to shade roots, protect lindens, and further beautify entrance path
- Plant daffodil bulbs in mulched areas

Phase 3 – Spring 2025, board would fund supplies, volunteers would provide labor

- Plant row of shrubs along fence to beautify the area and create natural barrier
- Plant pollinator gardens with drought-tolerant perennials and shrubs
- Consider applying for status as “Certified Pollinator Garden” or Wildlife Habitat

Phase 4 – Ongoing

- Maintain area through use of contract mowing service, long-term volunteers, and one-time volunteer project

ARMBRUST ACRE PARK

- Phase III Library Area Reading
and Walking Rest Stop

1. Install 5' sidewalk with 3 bench pads
\$2,491.00 construction bid
2. Purchase 3 park benches
\$6,327.56 for benches, hardware & plaque
- Dumor Inc 6' steel coated used at
Zorinsky Park (best bench found)
3. Installation on pads
\$ 750.00 install bid (as per the DPI bid)

\$9,568.56 Total Project Cost

Donor Project Contributions:

1. \$7,500 for Benches & Pads
- 2 by individual donors
- 1 by several residents combined
(1 person backed out on a bench 🙏)
2. \$400 (&300 + \$100 by 2 residents)
3. \$750 ???- as per DPI bid for est cost I have contacted 2 residents that have expertise on Assembling and Install that may donate time & talent to complete

**Project Request of HOA is maximum of
\$9568.56 - \$7900.00 donor = \$1,668.56**

If able to do the Assemble and Install by donor volunteers on the benches it would reduce that total to + or - \$1,000

Les, Eric; just a note, Grass Pad called today and have all the Trees we ordered in for Phase II. My plan is to pick up on Friday and will request for volunteers to plant with Doug and I supervising on Saturday morning. I have the bill to Armbrust Acres and can bring with me to meeting along with donor checks to cover cost. Give me a call tomorrow if any questions or any additional information required. Thank You..... Ralph

