

# Armbrust Acres Homeowners Association

## Monthly Board Meeting Minutes

MINUTES

WEDNESDAY  
OCTOBER 16, 2024

7:00 PM

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

<b>MEETING CALLED BY</b>	Armbrust Acres Homeowners Association Board
<b>TYPE OF MEETING</b>	Monthly Board Meeting
<b>HOST</b>	Les Robbins, via The Heritage at Legacy
<b>NOTE TAKER</b>	Jonathan Johnson, Secretary
<b>POTENTIAL ATTENDEES</b>	<p><u>Voting Members</u></p> <p><b>Officers</b>            Les Robbins (President) (Covenants)            Jennifer Fontana (Vice President) (July 4<sup>th</sup>/Project Elf)            Eric Munchel (Treasurer) (Home Improvement Requests/Park Reservations)            Jonathan Johnson (Secretary) (Operations)</p> <p><b>Members at Large</b>            Jim Beavers (New Neighbors/Membership)            Erin Fairchild (At Large) – excused; proxy to Les            Mark Goodrich (Operations) – excused; proxy to Les            Adam Jermain (Website/IT)            Jonathan Johnson (Operations)            Pat Mueller (Operations) – excused; proxy to Les            Sienna Nania (Activities Director)</p> <p><u>Possible guests in attendance:</u>            Steve McCollister            Doug Halvorson            Kent Tyler            Jeff Brune            Dave Chastain</p>

**GENERAL ITEMS**

**OPEN DISCUSSION**

<b>DISCUSSION</b>	<p><b>President (Les Robbins)</b></p> <p>Call to order – 7:00PM 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>
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Pledge of Allegiance

Roll Call 6 need for a quorum:

Les Robbins  
Jennifer Fontana  
Eric Munchel  
Jonathan Johnson  
Jim Beavers  
Erin Fairchild  
Mark Goodrich  
Adam Jermain  
Pat Mueller  
Sienna Nania

MOTION to approve Meeting Agenda

*Motion: Moved by Jonathan J, 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 made to send out Agenda in PDF format***

MOTION to approve Board Meeting Minutes for September 2024

*Motion moved by Jonathan J, 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)**

Steve McCollister T shirt fundraiser idea for the 4<sup>th</sup> of July Festivities; board agreed it would be a good idea, yet we need to *identify a champion FIRST*. Then we can push forward with the fundraising idea. Dave Chastain will ask Phil Phipps about pricing for t-shirt

### **Treasurer (Eric Munchel)**

September 2024 Treasurer's Report.

Motion to approve the September 2024 Treasurer's Report:

*Motion moved by Sienna N, 2<sup>nd</sup> 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: Details at end of Minutes

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

Fairy Garden & Library Project update

Four trees planted

Concrete pad poured Monday October 7<sup>th</sup>

Three benches to be shipped 2<sup>nd</sup> week of November

Who will volunteer to mail a personal hand written thank you to donors?

\*\*Jennifer Fontana will be writing these

Viewing Area Restoration progress made in 2024

Adjusted mowing height upwards

Mulched trees-costs included in Mulching line item

Overseeded and planted clover/grass mix-invoice attached

Planted 2 Linden trees-invoice attached

Viewing Area Board Approved Items from September 18<sup>th</sup> meeting

Planting two trees

Grinding 3 stumps

Assessing health of existing Linden trees by licensed Arborist

**Motion to approve these 3 items**

*Motion moved by Sienna N, 2<sup>nd</sup> by Jennifer F. The motion carried with all in favor, except, Mark Goodrich against, and Les Robbins abstained, by a voice vote*

Viewing Area Memo of Understanding Boundary Fence-Attached

Two bids-Attached

Motion to approve MOU about fence to be added to 2025 budget and to not exceed \$10,000.

*Motion moved by Sienna N, 2<sup>nd</sup> by Jim B. The motion carried with all in favor, except, Mark Goodrich against, and Les Robbins abstained, by a voice vote*

Viewing Area Landscape Committee Proposal October 11, 2024-Attached

Other updates

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

Updates

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

Updates

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

Updates

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

Updates: Notice went out in October Newsletter

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

Trash cans noted visible from street on Friday August 16<sup>th</sup>

26 letters mailed September 9<sup>th</sup> Follow-up:

2 email exchanges Eric copied

4 no phone # in directory

9 voice mails not answered

11 telephone calls with homeowners

Comments included: on north side I'll see what I can do, love living in neighborhood, understand and glad you are keeping the neighborhood looking good, we will start bringing them in now as they smell from grass clipping (explained there is no exception for them smelling), must be some mistake, sending letters about trash cans is petty and Board should find better things to spend their time on (told caller may be petty to you but it's important to the Board and neighborhood, 72 letters last year down to 26 this year-it's making a difference), appreciate all you do, temporary project going on (couple of times), didn't know it was against the covenants, tons of other violations like sheds (told caller sheds are now permitted), fence blew done will build replacement fence to hide them, elderly & don't feel like doing it as other violators on our circle, they are stored inside most of the time

Letters mailed last week to four covenant concerns (see attached)

3126 S 167<sup>th</sup> Angela & Jeremy Pepin trailer parked in driveway

16324 Bancroft St Sherri Peterson Large Car Trailer

3423 So. 163<sup>rd</sup> St Mar Inc. large dumpster

2773 S.165<sup>th</sup> Avenue Brooke & Dan Christiansen boat parked in driveway

## **Newsletter**

Fall newsletter delivered last weekend

Who will volunteer to mail a personal hand written thank you with a paper copy to our 4 paid advertisers?

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

**Meeting adjourned by Les at 8:36 PM.**

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

**NEXT MEETING:** WEDNESDAY NOVEMBER 20, 2024 7:00 PM  
**HOST:** LES ROBBINS  
**LOCATION:** THE HERITAGE AT LEGACY  
2961 S 169TH PLAZA

**Activities Report**

Busy Thanksgiving Weekend  
Turkey Trot on Thanksgiving  
Cinnamon Donuts and Cider and Drinks  
Lots of Selfies and Fun

Husker Party at Mouth of the South on  
Black Friday 6:00 PM  
Estimated cost \$450

**COCOA WITH SANTA**

December 15th in the Park Estimated Cost \$60

January:  
Cabin Fever Happy Hour at Clancy's  
Estimated Cost \$400



Sledding Party. January TBA  
On the Viewing Green Cost \$25

Propose a Dinner or Breakfast Clubs  
Romeo's and Juliet's



**2nd Annual Turkey Trot**  
**Thanksgiving Morning**  
**11 AM**  
Start & Finish at the Park  
Give those amazing cooks a break and get out of the house and run off some energy.  
Hot Cider and Donuts will be waiting for you after your trot at the park.  
**All ages welcome.**  
**Come join the fun!**

**Neighborhood  
Family Husker Party  
11/29  
6:00 PM  
Mouth of the South**



**DECEMBER 15, 2024**  
Santa will be at  
Armbrust Park on Sunday  
December 15th from 2PM to 3PM.  
Be sure to bring the whole family  
to get photos. Don't miss this new  
Armbrust Tradition. We will have  
Cocoa and Cookies.

