

# Armbrust Acres Homeowners Association

## Monthly Board Meeting Minutes

MINUTES

WEDNESDAY  
FEBRUARY 19, 2025

7:00 PM

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

### GENERAL ITEMS

### OPEN DISCUSSION

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

Roll Call 6 need for a quorum:

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

MOTION to approve Meeting Agenda

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

MOTION to approve Board Meeting Minutes for January 15, 2025

*Motion moved by Mark G, 2<sup>nd</sup> by Dave C. 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)**

January 2025 Treasurer's Report.

*\*Mark G brought up an invoice for clarity. It was for the new lighting at the entrances, replacing the broken ones as well as some decorative rock (\$825 & \$300 respectively)*

Motion to approve the January 2025 Treasurer's Report:

*Motion moved by Dave C, 2<sup>nd</sup> by Mark G. 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: Cabin fever was a success. About 60 people and only cost about \$300

Raised \$125 Cash and a car load of cold weather gear.

Easter Egg Hunt being held 04/19, Annual Meeting 4/22, Garage Sale 4/24-4/26

Sienna will help promote using our socials and newsletter

"May the 4<sup>th</sup> be with you" is the next event after all these listed above

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

### Updates

Hog wire fence removal & replacement dowel fence viewing area installation  
Mayors Grant (see attached): applied for half the cost (\$4,300) waiting on response

No U turn sign 168<sup>th</sup> & Oak entrance

Landscape maintenance post Doug Halvorson: Pat and Jonathan met with Doug to get an idea of what clean up, planting and maintenance look like. Need to get some volunteer days on the books mid to late March

**\*\*Baseball Field:**

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

### Updates

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

### Updates

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

Updates: June 28th has been confirmed and Locked In; as well as a rain delay date

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

### Updates

## **Covenants (Les Robbins)**

16324 Valley St Nick & Candice Mizaur dumpster in driveway. Out by March back in June

16317 Valley St Matthew & Nicole Powell 4 trash cans on east side of garage visible from street: Les spoke with Matt and we will remedy the situation as soon as he can

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

Ben Tiffany to install a basketball hoop in front yard

Motion to approve the basketball hoop.

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

## Newsletter (Sarah Tucker)

Updates

### NEW/OLD BUSINESS (OPEN)

Ralph Lunders Project

2024 Audit: Les & Eric to arrange audit team

National Night Out to be accompanied with a movie later on. Big hit in 2024, doing again

Doug Larson-potential new board member in 2026

**Meeting adjourned by Les at 7:51 PM.**

| ACTION ITEMS                  | PERSON RESPONSIBLE | DEADLINE  |
|-------------------------------|--------------------|-----------|
| Get meter readings every Fall | Mark G             | Late Fall |

**NEXT MEETING:** WEDNESDAY MARCH 19, 2025 7:00 PM

**HOST:** LES ROBBINS

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

| SPECIAL NOTES |  |
|---------------|--|
|               |  |