

AHOA BOARD METING MINUTES – APRIL 2025
Held at 721 Salceda Drive on April 10, 2025, at 6:30pm

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Ellen Bassett, Glenn Gabriel, Nidhi Rumpal

- **Welcome Board Members:**
 - A welcome was given to all the board present, and a thank you to Glenn and Patricia for hosting.
 - Minutes were approved from the Feb. 4 meeting and can be posted to the website. Nidhi Rumpal to now handle. Thank you to Roy Seeger, a previous member who has temporarily managed the website.
- **AHOA CY2025 membership report:**
 - Geoff Cooper reported that current paid membership stands at 127 from the first mailing. Half have been paid thru PayPal and the other via checks.
 - \$12,890.36 has been collected to date for a total with carryover of \$20,859.36.
 - Expenses paid out were \$900 to Chicos, \$420 for P.O. Box, \$400.98 for flags to be used for July 4th.
 - Geoff did note that 3 checks were somehow lost. He has looked everywhere and will personally notify those homeowners. If they choose not to replace, Geoff stated he will cover.
 - Geoff reported there were no PAL or POW requests since the last meeting.
- **AHOA Formally Approve the Budget for 2025:**
 - The Budget was approved for 2025 and can be posted for viewing on the website. Carryover from 2024 is \$10,600.00.
- **AHOA CY2025 Old Business:**
 - Brenda Zehner has lined up the 5 vendors for the Food Trucks to be held between May-Sept. Will submit the required permit to the Village and notify the vendors of what they need to submit for approval. Not expecting any concerns. Will also update as dates get closer the reminder on the Ambria Facebook page, and Bob will post the signs at the entrance the weekend prior.
 - Brenda will draft the reminder letter for the homes still not showing as paid. Should have this sent out by the 15th of May.
 - Website maintenance was discussed. Several areas were in dire need of updates showing current information. Roy Seeger, a previous member offered to help until we could find a person for the board to take this on. Nidhi Rumpal graciously agreed and will reach out to Roy for any password information.
 - AHOA to review the water use agreement with Dr. Robinson. Again, to offer free membership and reimbursement based on water usage if needed. Brenda will send Bob Carey the letter in April and both Bob and Glenn Gabriel will go in person to deliver, and thank again for her cooperation.
 - AHOA needs to file with the State of Illinois by July 2025 – Nidhi Rumpal to handle.
 - Block party – After several discussions, the decision was not to have a Block Party for the entire subdivision based on previous feedback, liabilities, and not enough individuals to join the board, as several have stepped down. The offer will go out that any street in Ambria can hold a block party, and those individuals could handle the permit required from the village and signatures from homes for any area roads would need to be blocked off.
 - Geoff Cooper reported he has purchased the flags to be used for July 4th. As it gets closer he will coordinate with the rest of the board to help place at all the homes. This was well received in 2024.
 - Fence/Pillar Repairs-Midlothian Road. Bob Carey gave an update to the extreme damage at 1730 Ambria Ct. (Greg Perlin). As there are still several homes on both sides with damage, an attempt will be made to first notify via letter. This is a home that has not paid for in the past, and the hopes are to have some kind of discussion. Attempts were made in 2021 to the previous homeowner, which at the time was a renter and we were told they would pass that on. Brenda Zehner to send out the letter, and Bob Carey and Ellen Bassett to meet with homeowner if they respond.
- **AHOA CY2025 New Business**
 - Landscaping changes for the front entrance. Discussions were to possibly have a type of Garden Club that would plant some annual flowers to add additional color with the existing perennials. The challenge presented was once this was done how would the watering be as annuals need much more to flourish. The current watering is with the approval of Dr. Robinson, and there was concern if someone other than

- the board is using her water and not turn off properly, we could face future issues and risk losing future approval for the regular watering. For now, this is an open item and look forward to further discuss.
- Other events – Based on the number of members we currently have for the Board; no other events are being discussed. Attempts are being made to try and bring in new members. We need to have a minimum of 3 officers. Currently with Bob Carey stepping down as President, Geoff Cooper is acting as president pro-temp.
 - **Adjournment**
 - CY2025 Board meeting next in JUN, – Geoff Cooper has offered to host the June meeting at (250 Ambria Dr..). Meeting will be on Thurs., June 12 @6:30pm.