

**Minutes of Meeting of Ambria Homeowners Association**  
**Held At 1700 Verde Lane, Mundelein on January 22, 2020 at 6:30 P.M.**

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Karen Kucera, Stacy and Roy Seeger

- AHOA General Meeting
  - Minutes still needed from the 2019 Annual Meeting. Brenda will update and send to Bob for review. Existing board was reelected for another term.
  - Discussion of expansion of AHOA scope. Looking at additional activities with more emphasis to a Block party to be held at a date to be announced. Karen had some creative ideas and offered to head this up with obvious help from the team. Looking at what all is needed and all costs involved. Additional areas regarding this would be insurance, permits, and porta-potty rental.
  - The initial topic of a FACEBOOK page which came up as an idea from the annual meeting was not agreed to by the board.
  - The date has been determined for the 2020 annual meeting to be held on October 14, 2020. Bob Carey will confirm again with the fire station.
  - New signs were purchased in 2019 as there was a new location. Bob Carey will look into purchase of overlay stickers for 2020 to show a new date.
  - Geoff Cooper to send Roy Seeger the power point presentation from the annual meeting, and Roy will upload the Ambria website.
  
- AHOA 2020 Membership flag project.
  - Roy shared the options for the new flag and color choices. With the flip of a coin it was determined the color for 2020 will be green.
  - New members with a paid membership will receive a flag and a stand.
  - Additional stands will be purchased (approx. 50) to have on board for those whose previous stands were damaged from weather. Initial order of flags to be 180.
  - Approximate date to assemble and distribute will be mid-April to allow for better weather and new payments for 2020.
  - Will need to have at least 160 homeowners contribute to break even. Roy is checking the 2020 purchase amount. Initially looks to be \$19.99 above from last year but will look into coupon use and bringing that cost back down. Stands most likely will be purchased from Amazon coming in at around \$9.99 a considerable savings.
  - Flags will most likely be delivered to the home of Brenda Zehner as other team members will be out of town.
  
- AHOA 2020 annual resident notification letter
  - Brenda Zehner to handle the draft of 2020 letters for both email, and hard copy.
  - Mention in the new letter will be needed for monument repair, flag project and possible perennial replacements, and the need for a slight annual increase to \$100.
  - Update will be done to the 2019 letter for Dr. Julie Robinson, again asking for possible need to use her water line, and in return offering her the 2020 membership. Bob to deliver.
  - 2020 reminder signs are new and will now be a "forever" sign to always reflect the due date of March 31. Signs were put in place during the month of March, and Bob will handle the removal mid-April.
  - Member and non-member letters will be ready to go out mid-February and as of now Brenda Zehner will handle. If help is needed she will communicate to the team.
  - Additional communication will be tried on a quarterly basis to all those with email addresses. Purpose is to have continued communication, and hopefully more community involvement. Brenda Zehner will work on group emails. Any homeowners wanting to opt out on this will have their email removed.

- AHOA common grounds and landscape update.
  - Fall maintenance was done, however, was not requested for perennial bed. Concern is come spring if the flowering shrubs will bounce back. In the future Bob will communicate to Chico not to touch the hydrangea bushes.
  - The trimming needed along the fence sections up front including branches, weeds sticking thru fence will be requested now from Chico to be done in August.
  - Team to continue with spring mulch and will wait for sale again from MHS. Date as yet to be determined. Opportunity to also reach out via email for other homeowner assistance.
  - Waiting for formal update from Chico with new 2020 scope to now include the August fence trimming along the front, edge the beds once in the spring, and trim Salceda. Bob will handle getting the updated scope of work.
  - Geoff Cooper to check on the tree/bush along the Salceda Drive section near the farm and see if we can do any improvements.
  - Bob Carey has notified the county of some falling/leaning fence sections along Salceda Drive from the farm property.
  
- 2019 AHOA Association Membership fees expense report
  - Geoff Cooper reported 5 additional homes paid since the annual meeting for a total of 179 homes
  - All responses from the annual meeting were positive and favorable,
  
- 2019 AHOA YTD financial summary
  - Geoff Cooper shared the balance as of 1/1/20 is \$3982.94. Once expense from Chico for fall cleanup of \$600 was done. Carryover balance is \$3382.94.
  - The 2020 audit will again be handled by Mr. Anderson. Date as yet to be determined. Geoff Cooper gave Roy the HOA books so they can be presented to Mr. Anderson.
  
- Fields of Ambria website
  - List of board members to be the same as 2019. No need to change member password.
  - Roy Seeger to make one needed update with the 2019 presentation for the annual meeting.
  
- AHOA Spring Board Meeting
  - Next Meeting: The date is set for April 8, 2020 @ 6:30pm at the home of Brenda and Arnie Zehner, 911 Salceda Court.