

Minutes of Meeting of Ambria Homeowners Association
Held with a video webinar, on September 9, 2021 at 6:30 P.M.

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

- **Welcome Board Members**
 - General greeting extended to board members with everyone doing well.
 - From the June meeting another invite was extended to Robin and Mark Klamut, and Tracy Boone. Unfortunately, neither were able to join in on the call. Will continue invite, but need to also stress in year end letter need for additional homeowner involvement.
 - Thanks were extended again to Roy Seeger for scheduling the virtual meeting using the MS Team platform.
 - Illinois has moved to Stage 5, however, the impact is still being felt so the decision was made to not hold any in person meetings including that of the year end annual meeting.

- **AHOA 2021 Association membership fees response**
 - Geoff Cooper reported current paid membership stands at 184 one additional from 2020. Percentage paid is 75%.
 - Current Balance is \$16,816.45. All vendors have been paid. With remaining landscaping thru fall cleanup ending balance should be about \$16,000.00
 - Geoff reported there were no additional favorable or unfavorable responses with payments or to the email.

- **AHOA 2021 YTD financial summary**
 - Geoff Cooper provided all a summary sheet of all payments and current standing, \$18,592.19 has been received with 2020 carry over \$8261.61 for total \$26,853.80. 2021 expenditures \$10,037.35 for balance of \$16,816.45. Other than final landscaping with Chico all other vendors are paid and current. Approximate carry over \$16,000.00
 - Insurance policy was renewed as of July 2021 with Geoff Cooper handling. No policy changes or feedback.
 - AHOA filing status was handled by Stacy Seeger as of July 2021. All in compliance.

- **AHOA 2021 annual resident notification letter**
 - 3rd reminder letter was sent out at the end of June via both email/mails by Brenda Zehner. This version looking to use some stronger verbiage to impose the urgency that all homeowners need to make some type of contribution. Challenge will be coming up with the right wording to avoid a negative tone all around. With approximately 65 letters going out on the 3rd mailing only had about 15 respond with payments.
 - Brenda Zehner has the member welcome cards for all new homeowners since last year. She has hand delivered 3 of which were all near her house. Will complete this within the next 2 weeks for approximately 20 homes that have changed ownership.

- **AHOA common grounds and landscape update**
 - Monument flower watering update. Geoff Cooper is currently handling and offers were made to still assist as watering with the drought should continue into October.
 - Bob Carey did some checking with the township and markers to confirm actual property lines compared to the fence and monuments. There are 2 dead Arborvitae bushes next to the North entrance monuments and in front of the junction box. It was determined one of them is within HOA boundary and the other right on the line. Geoff and Bob are planning to at least cut down to stump and first communicate to the homeowner to make sure they are okay as it borders their property. A replacement for this area has yet to be decided. In addition, the crabapple tree that is on the property for Dr. Johnson has been rather neglected and in serious need of a trim. Bob and Geoff will again speak with her and offer to take care of any low-lying branches that impede out into the walkway.

- Buckingham Farm code violation was re-issued in July, however, the farm has sold and new owners moved in on 9/1. Will hold off and let them settle in and hopefully have an introduction.
 - Chico had promised to have all fence weeding/trimming done by August but is still out of town. One of his team has since completed this task.
- **Ambria entrance monument brickwork repair**
 - All quotes have been received with no changes, and it is clear to proceed we need to wait until we have all funds complete. No additional vendors have reached back with quotes. This remains an open item.
 - Bob took pictures and it is visible of cracks around the Fields of Ambria sign. Bob will for the time caulk those areas to avoid further moisture accumulating (open item).
 - The next follow-up reminder letter for annual contribution needs to have stronger wording, and extreme importance of contribution. Concerns are if further damage occurs, this will change the scope of work and price to repair will continue to increase. Try to emphasize that the burden should not fall on the few homeowners who do contribute.
- **AHOA 2021 New programs**
 - 1st Food Truck Event was a success with Lucky Burger providing a great selection. As first event was pre-order only there were still several (20-30) that wanted to order on the spot and seemed discouraged having still not seen the communication sent out. Next event will look to offer both options.
 - Communication for Food Truck Events goes out to all email addresses, Fields of Ambria website, and Neighbors of Fields of Ambria Facebook page. Roy Seeger has done a great job adding a tab to the website dedicated just to the Food Truck information.
 - Bob Carey has the 2nd Food Truck signs which are placed at the front about 4 days before the event. Going forward from recommendations he is adding the website information.
 - 2nd Food Truck is planned for Thurs., Sept. 23 with Bearded Veterans. As they do not do pre-order and only walk ups it is not clear how many will come. They need about 75 to make a return, so hoping we get the turn out and the weather holds.
 - Karen Kucera had offered to get bottled water to sell for \$1.00ea, however as water is also sold from Bearded Veterans, we felt for this event to not have available.
- **AHOA General meeting**
 - Oct. 14 was reserved for annual meeting, however, with the impact from COVID, limits to number of people and having to then clean the room, the board decided to delay the annual meeting until the Spring of 2021. Hopefully, the COVID impact will have lessened, and with a live meeting be able to reach more homeowners stressing the need for more involvement to the AHOA. Bob Carey to cancel the MFD Conference Room reservation and reschedule for CY 2022, date TBD.
- **Fields of Ambria website**
 - Geoff Cooper reported no new PAL requests from the email site.
 - Was discovered the 2020 Financial Audit was showing status as “unaudited”. Roy Seeger has since updated watermark to say “Audited”.
 - Roy was able to show the new page created for the Food Truck events and it looks great. Hopefully, a good addition of communication for those interested.
- **AHOA Board Meeting**
 - Next meeting will be for Thurs., October 14 @6:30. This again will be conducted virtual, and Roy Seeger has sent everyone the link to use.