

**Minutes of Meeting of Ambria Homeowners Association**  
**Held at 1700 Verde Lane on March 4, 2024, at 6:30 P.M.**

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Karen Kucera, Roy Seeger (remote), Stacy Seeger (remote), Nidhi Rumpal and prospective member Daniel Juarez.

- **Welcome Board Members:**
  - General greeting extended to board members, and to Bob and Peg Carey for hosting the meeting. The invitation was also extended and accepted by interested homeowner Daniel Juarez.
  - Minutes from the annual October 12, 2023, meeting was approved and okay to post on the website. Roy Seeger has uploaded, and they are available for all for viewing.
  - To confirm the current board will remain in their prospective positions for the calendar year. Daniel Juarez has agreed to assume the responsibility for the updates to the [www.fieldsofambria.com](http://www.fieldsofambria.com) website to replace Roy Seeger, and Nidhi Rumpal has agreed to assume the responsibility of filing the report for the State of Illinois in July on behalf of Stacy Seeger. Both Roy and Stacy will be on hand to help with a smooth transition. A vote was taken and unanimous in favor of the new changes.
- **AHOA CY2023 membership report:**
  - Geoff Cooper reported that current paid membership stands at 171 out of 240 a 70% participation.
  - \$17,618.02 has been collected.
  - Geoff reported there were no PAL or POW requests or additional comments since the October 12, 2023, meeting.
- **AHOA CY2023 Financial Summary:**
  - CY2023 list of receipts paid out. Geoff Cooper reported carryover into 2024 following all paid vendors is \$4,454.80.
  - The landscaping contract was accepted and approved from current vendor Chico for 5 years. The board will review at the end of the 3 years to see if there are any other options to pursue.
  - In the budget for 2024 Geoff has upped some of the areas of expenditure for increase in costs. This includes postage, P.O. Box, insurance.
  - Estimate incoming contributions \$13,000 (lowball) against anticipated costs of \$10,000 would leave an estimated 2024 remaining balance after expenses of \$6,800.00.
- **AHOA CY2023 accomplishments:**
  - Landscaping was maintained at the Ambria entrance, along Midlothian and Salceda Roads.
  - After the bid process, landscape contract signed freezing costs (\$7,200) through CY 2027.
  - Repaired the entrance monument wall brick and topped with new capstone.
  - Scheduled and hosted five food truck events at the gazebo last summer from May-Sept.
  - Holiday wreaths mounted on entry signs of both monument walls.
  - Accomplishments via the meeting minutes posted on [www.fieldsofambria.com](http://www.fieldsofambria.com) by board member Roy Seeger.
- **AHOA CY2024 Open Action Items:**
  - Version 2 of the first HOA Contribution letter was approved to go out to all residents. Was determined no additional Pay form needed as all information is in the letter or on the website. The letter will be in the mail by March 6. Brenda Zehner to handle.
  - Bob Carey to post both reminder signs for the HOA contributions at the front entrance by March 15.
  - 5 Food trucks have been scheduled to begin on May 23. Brenda Zehner to also submit a permit form to the Village to satisfy their requirements.
  - Separate letter given to Bob Carey which he will present to Dr. Julie Robinson. Letter will again thank her for the use of her water line to maintain the entrance flower beds, and hope we can count on this again for 2024. Her annual fee of \$100.00 is to be waived.
  - Financial audit to remain the same as last year. Geoff Cooper has all documents which he will give to Roy Seeger.
  - Insurance policy for the Board handled by Geoff Cooper. The policy comes due in July and costs \$1,867.00.
  - State of Illinois filing done in July, will take a transition to Nidhi Rumpal with Stacy Seeger offering any instructions.

- Website updates will make a transition to new member Daniel Juarez with Roy Seeger offering any assistance. Daniel is familiar with the Wix portal that Ambria currently uses.
  - Annual Meeting dates were discussed. Currently working with a date of Tues., Oct 8 to be held at the Fire Dept on Midlothian Road in one of their meeting rooms. This topic will be confirmed later in the event school functions or sports could cause a conflict affecting attendance. Bob Carey to finalize. Open item.
  - Gmail account access for other board members was finally fixed. Geoff Cooper now received the alert and sends the verification code so others can review. Brenda is now able to send letter notifications direct from the Gmail account.
  - Block party was discussed with Karen Kucera giving updates. Karen has a possible volunteer which she will reach out to and have further updates at the April meeting. Upon any final decisions, the board has a check that was presented in November 2023 from resident Amy Loeb for \$722.00. This was leftover funds from a previous block party on Valencia that they used to do. This was a separate activity from the HOA. She would like the funds be used for a similar type activity now for the subdivision.
  - Discussions were held to possibly have more events to encourage resident participation. Possible ideas were garden displays, 4<sup>th</sup> of July decorations, Halloween, etc. Possible gift certificates from local vendors, restaurants. Thought of doing a Facebook survey of the Neighbors of Fields of Ambria page putting a test of certain ideas,
  - Discussion is still being held as to the maximum size of the Board for 9 members. Currently 2/3 of homeowners are needed at the annual meeting. Besides the 3 board director positions, there is no limit to how many members can be in sub-committee positions.
  - Geoff Cooper to reply to a request made through Gmail last November from Jenny Schroeder. She is reaching out to see if there is any opportunity to partner and sponsor an event within Ambria. Currently looking at the flag option for 4<sup>th</sup> of July as we no longer have a realtor as in the past who paid and placed a flag at the front of every home.
  - The last topic was offered by Bob Carey and a remaining challenge of future repairs needed for the fencescape of 8 properties along Midlothian Road. Information was provided of worst-case scenarios, and how many fence panels and pillars would need repairs, along with some homes needing tree removal, where part of the tree has extended through fencing damaging both fence and pillars. The challenge is these areas are on homeowners' properties. Homes have been advised in the past, but nothing to date has been done. Damage continues to worsen. Some anticipated costs were mentioned, although no actual quotes have been provided. A vote was taken if the board should be involved using to some extent HOA funds (with homeowner participating). Delicate subject as property is homeowners' responsibility, yet the overall look of the front entrance is part of what makes Ambria a desirable sub-division for prospective buyers. The vote passed with a 6-2 to have the board involved, and to follow-through getting more detailed information and how we would present to each home. Possible group get together with just those homes and have an open discussion.
- **Future CY2024 meetings planned for April, June, and September. Next meeting planned for April 22 @6:30 at the home of Nidhi Rumpal (611 Salceda Drive).**