

Minutes of Annual Meeting of Ambria Homeowners Association
Held At Fire House on Midlothian Road, Mundelein on October 13, 2022 at 7:00 P.M.

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Karen Kucera, Nidhi Rumpal

- **AHOA General Meeting**
 - Bob Carey did the welcome and thank you to the homeowners present (approx. 30), and the management team.
 - Introduction of Current Management Team Members
 - A prepared PowerPoint was visible to all on the elevated screens in the room.
 - Geoff Cooper explained about the election process if needed. Unfortunately, due to the need for a quorum present of 20 paid residences we fell short by 4. Of the 240 homes only 16 were represented at the meeting. from 5 streets. As a result, this could not be a formal voting session, and was opened for general discussion. Encouragement was made to the audience for additional persons to run for the board. A minimum of 3 is needed and no more than 7. Discussion was made to review the By-Laws and a change to increase this to maximum 9.
 - As voting did not take place the current board will remain in current positions.

- **Activities during 2022 (Brenda Zehner)**
 - Food Trucks were more of a success this year in part to great weather and better turnout. Events were from May-Sept with 1 being canceled just prior.
 - Notification was listed on the website for all 5 events, updates are sent via email and Facebook for the Ambria neighborhood and signs are put at the front entrance the day prior,
 - Positive feedback was received from all present with the suggestions to hopefully expand next year and offer more of a Food Fest with games.
 - Still would like to do a Block party, however, without volunteers to help this will not be able to happen.
 - Will need to follow-up with the Village first part of 2023 as there may need to be a form filled out for each event and approved. We may be grouped as a Block Party and limited to a certain amount, but this is still an open item with the Village...

- **2022 Achievements**
 - Managed the grass cutting for all common areas.
 - Maintained the flower beds at the front of the Sub Division, including - weeding, mulching, watering, Spring and Fall clean-ups and replacing plants if necessary.
 - Cut back growth that comes through the fences backing onto Midlothian Road where possible.
 - Revisited quotations from masonry companies for repairs to the North and South brick walls at the subdivision entrance.
 - Submitted the annual company report to the state and tax forms to the IRS and State.
 - Had the 2021 accounts audited successfully.
 - Implemented a monthly food truck program at no cost to the AHOA.

- **2022 Finance Overview and 2023 Draft Budget (Geoff Cooper)**
 - Geoff Cooper shared the Finance Overview along with the proposed 2023 budget.
 - Geoff reported that 169 homes from the 240 contributed in 2022 well below the previous year with 190. Participation was 70.4%.
 - The budget is controlled by the income as to what projects can be completed.
 - The priority will be to repair the front monuments which most likely will come with a materials and labor increase. Currently we have forecast \$30,000. It is hoped this project can be completed by the end of year 2023.
 - There will be a re-bid for the landscaping services as this is done every 3 years. To date Chicós our current landscaper has continued to offer the best price and has provided great service in return.

- **Repair of the monuments at the Subdivision Entrance (Bob Carey)**
 - Wall was noticed to be crumbling along the top bricklayer about 4 years ago.
 - Top bricks have failed with water damage on both the North and South entrance.
 - Goal is to do capstone on both sides which is expensive \$25-30K, but with very long-term endurance. At the same time vendor would also clean individual existing pillars.
 - Discussion was brought up of possibly investing in special mailers that might better reach each homeowner, or to possibly offer an extra donation that would go specifically to the repair. This would be beyond the regular annual contribution currently of \$100.
 - AHOA projects a carryover approximately \$25K towards completing the project CY 2023.

- **Questions from the Floor (Bob Carey)**
 - The feedback from those present was very positive and appreciative of what the Board is doing. Several suggestions were noted for consideration at the next AHOA Board meeting.
 - Recommendations were again to try and hold an event possibly in the summer to bring more of the neighborhood together. While the Food Trucks are great, most neighbors talk amongst those they already know, and newer neighbors feel it is not the best opportunity to strike up a conversation.
 - Comments were made about more digital information such as a video to maybe get more viewing and participation.
 - Comment was also made about possibly doing the annual meeting in the Spring to maybe get a better turnout.

- **Closing Remarks (Bob Carey)**
 - Bob again thanked everyone for taking the time to come out. Expressed again for the need for new Board participation as all have been serving for several years.