

**Minutes of Meeting of Ambria Homeowners Association**  
**Held via video conference, on April 22, 2021 at 6:30 P.M.**

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

- **Welcome Board Members**
  - Bob Carey did a Coronavirus check, and all members are well with some vaccinated and others waiting for availability.
  - From the January meeting there was some interest by other homeowners to possibly help with the board. An invite was extended to Robin and Mark Klamut, and Tracy Boone. Unfortunately, due to prior commitments they were unable to join in on the call. Will continue to extend invites for future meetings.
  - Thanks were extended again to Roy Seeger for scheduling the virtual meeting using the MS Team platform.
  
- **AHOA 2021 Association membership fees report**
  - Geoff Cooper reported current paid membership stands at 135. Last year at same time we had 119 so this is a good first start. Breakout was 53 by PayPal, 82 by check with 8 new homes that previously had never paid. Most because of new homeowner.
  - The cost for work done by Chico for the last fall cleanup and fence line trimming was resolved with no additional funds having to be paid beyond the \$600.
  - Geoff prepared and sent to everyone captions from testimonials received when payments are made. Everyone was favorable and highly appreciative of the board. A couple suggestions with thoughts of more signs of reminders at the front entrance as they are very visible.
  - Review was done of the 2021 budget. Current balance is \$20,920.00 of which carryover from 2020 was \$8261.61. Some homeowners paid less and a few paid more.
  - The 2020 Audit is ready to be conducted. Mr. Anderson will handle again. Geoff Cooper has all documents and will drop off to Roy Seeger.
  - Insurance policy on the board will be due for renewal July 2021. Insurance Company will send notification to AHOA by June.
  - AHOA need to make the filing status with the State of Illinois by July 2021. Stacy Seeger is on top of this and will be able to handle.
  
- **AHOA 2021 annual resident notification letter**
  - Member and non-member notification emails/letters were sent Mar. 8 by Brenda Zehner.
  - Bob Carey posted the 2021 “reminder” signs at the front entrance by Mar. 15 and kept up until April 15.
  - Special notification letter for Dr. Robinson was completed and sent both via email and hard copy. Bob stopped by and she verified their agreement on April 17, to allow the board again the usage of her water line when needed.
  - Follow-up reminder letter will go out via email and hard copy end of first week of May. Brenda to work on some revisions. Reminder letter going out about same time as in 2020.
  - As a better attempt to reach new homeowners, Brenda Zehner has printed personalized welcome cards with the AHOA information. Those will be hand delivered and going forward the board will send out a yet-to-be-determined “package”.
  
- **AHOA common grounds and landscape update**
  - Chico completed the spring cleanup. Lake County reseeded the stump along Midlothian Road, and Comcast buried the cable which went thru several properties.
  - In & Out replaced the dead yew and spread fresh mulch. North entrance continues to pose a challenge with more extreme heat hitting the landscape. Geoff Cooper to reach out to In & Out about best option for plant watering to provide more moisture to the back yews (possible drip irrigation). Vendor also replaced all the dead sedum which Geoff purchased last year and replaced with Veronica. Looks very pretty as they are all in bloom currently.

- Part of the Buckingham Farm fence is falling down again. Only thing holding it up are trees down Salceda. Bob Carey to check with the county about the deteriorating fence status.
- Chico is all set for the fence line trimming of growth and weeds down Midlothian for August, 2021.
  
- **Ambria entrance monument brickwork repair**
  - The two main contractors are Coast to Coast (\$25k) and Birkenheimer (\$28k). Consensus by both is the original design was never good by not using capstone all along the top. All top brick on both sides needs to be replaced.
  - Bob took pictures and it is visible of cracks around the Fields of Ambria sign. As this is a project the AHOA needs to continue to save for, Bob will for the time caulk those areas to avoid further moisture accumulating.
  - 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**
  - Brenda and Karen provided updates and thoughts on new introduction of Food Trucks for the sub-division. Several vendors have been contacted with most requiring some type of minimum (secured via credit card). A few did not so to start will try and work with those. Initial thought is around 3<sup>rd</sup> week of May (20<sup>th</sup>?). Average setup time is 3 hours such as 5-8. No permit is required from the Village unless vendor supplies ice cream or frozen product. No notification is required by the police department. Possible setup location is still to be determined, but first thoughts were on Ambria Drive /Salceda by the gazebo. Bob Carey will check and see to make sure that food truck parking is not a problem by the park district as that section is park district property.
  - Food Truck setup is looking for now to do one a month between May-September.
  - For further visibility thought is to purchase 2 additional signs (approx. \$50), placing at the front as a reminder prior to a scheduled event. Before signs are purchased looking to the board for suggestions of the "message" that would be displayed. Once decisions are made Bob Carey can then order. Notification will also be thru email, and Neighbors of Fields of Ambria Facebook page. Some homeowners said they will help. Not sure what that will all entail but will try and gets names and what people can do.
  - The first quarterly notification has not gone out and waiting for firm updates on the Food Trucks, so this can be included. Should be able to send out in the next couple weeks.
  - Garage Sales were discussed again. Concerns are the same as we are still in a safe distance/mask wearing phase. Bob Carey to reach out to Tracy Boone regards helping/taking the lead on the Garage Sale initiative (email has already been sent to her). Possible help from local realtors. Follow-up to come.
  
- **AHOA General meeting**
  - Bob reported the MFD is currently under Stage 4 status (masks plus 50-person capacity). October 14 has been reserved.
  - 2020 General Meeting letter and all board meeting minutes have been uploaded by Roy Seeger and are now visible by all.
  
- **Fields of Ambria website**
  - Reports were made on multiple PAL inquiries which Geoff Cooper has been handling and responded to all. New documents never required have been requested such as a CCR and 22.1. All in relation to homes being sold and request for by-laws, etc.
  - Geoff reported some attorneys looking for the by-laws had trouble navigating on the website. Possibly looking to change location on the front page with a direct link. Roy Seeger will review and going to improve the navigation for "by-laws".

- Roy Seeger reported all information on the website is current. Possible addition to come to add in information for any Food Truck/Garage Sale events.
- **AHOA Summer Board Meeting**
  - Next meeting most likely will continue to be a virtual setup. Date is June 10 @ 6:30. Roy Seeger to again send link for all to connect with.