

Minutes of Meeting of Ambria Homeowners Association
Held with a video webinar, on October 14, 2021 at 6:30 P.M.

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

- **Welcome Board Members**
 - General greeting extended to board members with everyone doing well.
 - From the September 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 Teams 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 190 seven additional from 2020. Percentage paid is 79%.
 - Current Balance is \$19,187.87 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, \$18,791.72 has been received with 2020 carry over \$8261.61 for total \$27,053.33. 2021 expenditures \$10,437.35 for balance of \$16,615.98. 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.
 - Following all mailings, emails we only received an additional 5 responses with payments. Still need to try and come up with a way to reach those homes that continue to not contribute.
 - Due to the annual meeting planned for October having to be rescheduled due to continued Covid restrictions, Geoff Cooper sent a letter to all homeowners with the update the meeting will be held the early part of 2022 with the hopes it can be in person. Importance is stressed to the need for new involvement as current board has been in place for several years.

- **AHOA unfinished 2021 business**
 - Fall trimming of the monument plants. Chico handled the fall cleanup except for leaving the hydrangeas which we will trim in the Spring. Update to be made for the scope of work on landscaping for any future board to have the most up to date information.
 - The water hose stored at the front will be taken down and stored with Bob Carey. Possible replacement of section or sections in 2022 due to multiple vehicles going over.

- The crab apple that sits on the property of 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. A check with her will also confirm if we are good on payment for her use of the water line. This has since been completed and looks great.
- With the upcoming holidays there was agreement to again place holiday wreaths at the front entrance with 2 on each side. Bob will make the purchase hopefully at Home Depot where he can again use his military discount. Since this update wreaths were purchased, hung, and added to the great look to the front.
- **Ambria entrance monument brickwork repai**
 - 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. This has since been completed.
 - With one of the updates from a vendor it was mentioned they would need access to water line on both sides. This will require the approval of both homeowners once we reach this stage.
 - A permit is typically required; however, it is with the hope that the Village would waive this as the work is for the entrance and not for an individual residence.
- **AHOA 2021 New programs**
 - Food Trucks made an appearance in 2021. While we only had a couple, they were very well received and successful. Brenda will reach out in early Spring to try and get some booked with the hopes of offering 1 a month from May-September.
 - 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 2 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. This has since been done.
 - The return of community garage sale is hoped for 2022 as Covid restrictions lessen.
- **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 2022. 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.
 - On the agenda for a Spring 2022 meeting once a date has been determined will be:
 - Call for new board members
 - Elect new officers
 - Need to forecast 2022 Budget
 - Need to plan 2022 Projects
- **Fields of Ambria website**
 - Geoff Cooper reported no new PAL requests from the email site.
 - Roy Seeger has made all updates with all information current.
- **AHOA Board Meeting**
 - Next meeting will be for Thurs., Feb. 10 @6:30. This again will be conducted virtual, and Roy Seeger has sent everyone the link to use