

Minutes of Meeting of Ambria Homeowners Association
Held at 1700 Verde Lane on May 24, 2022 at 6:30 P.M.

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Stacy Seeger, Karen Kucera, Cheryl Van Nuys, Nidhi Rumpal, and a visit by homeowner Dan Santiago

- **Welcome Board Members:**
 - General greeting extended to current and new board members. Out of the norm we had visit for the meeting from another Ambria resident who also brought a delicious sampling from his side business. Was greatly appreciated and enjoyed by all.
 - COVID protocol for now is back to an open status with no restrictions for the near future.
 - Meeting was able to be held as a live in person at the home of Bob and Peg Carey.

- **AHOA CY2022 membership report:**
 - Geoff Cooper reported current paid membership stands at 130 out of 240. Behind a bit at this time from last year, so hoping 2nd mailing will generate what is needed.
 - CY2022 membership contribution was \$13,028.58.
 - Geoff reported there were no additional favorable or unfavorable responses with payments or to the email. One PAL request was received for 1589 Verde Lane of which Geoff Cooper has handled.

- **AHOA CY2022 Financial Summary:**
 - CY2022 list of receipts paid to date: \$2,364.00 covering landscaping and PO costs.
 - Current balance including carryover from CY2021 \$27,994.42.

- **AHOA CY2022 accomplishments:**
 - Annual membership request letter was approved with letters/emails sent to the residents by Apr. 9.
 - Water use agreement was reviewed with Bob Carey and Dr. Robinson who is OK with agreement for CY2022.
 - Board approved CY2022 landscaping contracting with Chico.
 - Spring trimming of the hydrangeas completed by Wave Outdoors along with replacing the dead yew bush, added fresh mulch, and weeded around the plantings.
 - Village was notified of fallen tree on their Salceda Dr. easement. Village removed within 4 days.- (mid-April)
 - Buckingham Farm property owners cancelled the fence “showing”, but thanked AHOA for the Village’s fallen tree removal.
 - Food Truck events planned for May-Sept. (list posted on website www.fieldsofambria.com). First event was new vendor Serna’s Grill. Great night and turnout. Did run out of some items early but mostly received all positive feedback for those who attended.
 - Accomplishments via meeting minutes posted on fieldsofambria@gmail.com

- **AHOA CY2022 unfinished business:**
 - AHOA Board decided to hold the annual General meeting at the MFD for Oct. 11 6:30-8:30. Bob Carey has since confirmed and reserved a meeting room.
 - Bob and Geoff to discuss the utility box arborvitaes improvement plan with bordering homeowner. Brief discussion as board member Nidhi Rumpal has some artistic painting talent and possibly painting the utility box.
 - Block Party status update from Karen Kucera – To date no one has come forward to help schedule and be involved. Request was listed on the letters and emails sent from the membership request. Without any interest outside of the Board this type of event will not be planned by the Board.
 - AHOA new membership “welcome card” status – Brenda listed as of last October nothing additional has been sent. Along with Geoff Cooper who lists the changes, some homes change without any signs, so there is no perfect process to stay on top of every home change.

- Stacy Seeger reported on behalf of Roy Seeger that everything is current on the website.
 - Purchase was made by Geoff Cooper of new garden hose for the watering of the front entrance landscaping. 250' was purchased to hopefully have better longevity with car and truck traffic.
 - Scope of work document update is in progress by Bob Carey.
 - Reminder letter for membership dues to go out second week of June. Brenda will handle.
 - Need to schedule the Audit for CY2021 Finances.
 - Finances need to be ready to receive/pay the liability insurance policy due in July. Invoice received and is being reviewed by the Board.
- **Ambria entry monument brickwork repair project:**
 - Update on the Village stance for possible BIG Grant was given by Brenda Zehner. Requests have been sent to the Mayor and all trustees. Currently being handled by Administrator Eric Guenther. First meeting was conveyed due to the fact AHOA is not an actual business we would not be eligible for the BIG Grant. Possible funds may be given on a one-time basis, but we face many obstacles yet. Mayor would like to see better participation closer to 90% rather than the 78% we had last year. All homeowners need to understand the unique arrangement of the monuments and area North/South along Midlothian Rd, and section of Salceda Dr. currently handled by contracted landscapers from AHOA. If the AHOA cannot successfully operate, all services of maintenance that gives the entrance a beautiful curb appeal will stop. If Village must take over any of the areas, entire sub-division could face a SSA tax. Parts of Midlothian Rd. are Village, and the other is County. Hoping to get another notification to all homeowners with clarification of the borders to our entrance. Eric asked for addl. Information to see our budget, and how we notify homeowners. This was sent on May 31. Will follow-up within a week for more updates.
 - Bob Carey to reach back out to contractor Coast to Coast on monument repairs for an updated quote, with the hopes we can yet complete this project by end of 2022. Contractor has since responded with an updated quote for \$27,445.00.
- **Next AHOA Board Meeting:**
 - Meeting to be held in person at the home of Geoff and Diane Cooper 250 Ambria Drive. July 27 @6:30.
 - Per current AHOA By-Laws management meetings will consist of all named Officers and Directors.