

**Minutes of Meeting of Ambria Homeowners Association**  
**Held with a video webinar, on February 7, 2022, at 6:30 P.M.**

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

- **Welcome Board Members**
  - General greeting extended to board members with everyone doing well.
  - Thanks were extended again to Roy Seeger for scheduling the virtual meeting using the MS Team platform.
  - Covid protocol seems to be changing weekly. Cases have lessened and looks that mask requirements will lessen soon, so hoping in person meetings can resume in the Spring.
  
- **Summarize Year End 2021 Accomplishments**
  - Reference was made in the final Membership Letter (October 2021) summarizing YTD accomplishments. Crab Apple behind South monument trimmed by Bob and Geoff, Solar Illumination added to both Ambria entry signs (donated by Brenda Zehner). Christmas Wreaths mounted on each side of both entry signs. Food Trucks at Gazebo on Ambria Drive.
  - No new website updates needed at this time. Everything current.
  - Only PAL inquiry was from 720 Ambria Dr., inquiring if they needed approval from HOA for solar panels. Geoff Cooper replied only requirement was with the Village.
  
- **AHOA 2021 Year End Membership report**
  - Geoff Cooper reported an additional 3 payments came thru for a CY 2021 total \$17,429.84 after carryover 2020 \$8261.61 and 2021 expenditures.
  - CY 2021 membership dollars were \$19,187.87
  - No additional input of either favorable or unfavorable.
  
- **AHOA CY2021 Final Financial Summary**
  - Payments have been made for Holiday wreaths, Dr. Robinson (water usage), and only outstanding to complete is for Chicos Fall cleanup (\$600.00).
  - CY 2021 total expenses approx. \$10,600.00
  - Final Balance projected carryover into CY 2022 Budget \$16,829.84.
  
- **AHOA CY2022 Action Items**
  - General Meeting for the Spring brought several suggestions from Virtual meeting, indoor at the Fire Department meeting rooms, and a new thought of possible outdoor (cul-de-sac) within the neighborhood. Virtual most likely not possible as Roy has been setting up all calls and would not have the capacity for a large call in. Suggestion is for May.
  - Annual Membership Request letter typically sent at the end of February will be delayed about a month as decisions still being made for the General meeting.
  - Most critical business at hand are the nominations and elections of officers for CY2022.
  - Primary goal for the HOA is the repairs to the monument brick work. Inflation costs may impact current quotes, and most likely will need updates.
  - Based on current carryover and 2022 costs still looks doubtful for repairs in 2022. Budget was based on 180 paid homes with anticipated carryover \$24,543.84. Budget is based on planned projects and basic activities.
  - Currently looking into possible Grant thru the Village and the BIG program (Business Incentive Grant) to help fund the monument repairs.
  - Bob Carey to draft an initial letter which will go out to those that have provided emails stressing the urgent need for help and new board members. For the HOA to be a continued success there needs to be a flow of new interest, new ideas and new energy, specifically for neighborhood activities as garage sales, Food trucks, etc.
  - One suggestion was for possible additional signage to the front entrance to draw attention to upcoming deadlines, and events. This remains an open item.
  - Trimming of the Hydrangea plants at the monuments will be a Spring activity which Geoff Cooper will handle.

- Evaluate the 2 yews which have been a continued challenge with heat and drought. 1 is dead. Will assess with the Spring and any replacements and if so with what.
  - Bob Carey will try to reach out to the new owners with the Buckingham Farm regarding the fence along Salceda Dr. which has been deteriorating.
  - The dead arborvitaes at the front around the utility box will be handled by Geoff and Bob, after Geoff returns, and will first reach out to the new homeowner (Holzinger) at that corner.
  - Watering Hose hookups for 2022 will remain as 1 hookup using the Robinson water line.
  - Update on landscape scope of work to be handled by Bob Carey.
  - New Membership “welcome card” completed by Brenda Zehner. Karen Kucera suggested for new owners to include the welcome card with the membership letter. Great idea and plan to implement going forward.
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- **AHOA Board Meeting**
    - Next meeting will be for Mon., Mar. 28 @6:30. This again will be conducted virtual, and Roy Seeger has sent everyone the link to use.