

Minutes of Meeting of Ambria Homeowners Association
Held with a video webinar on June 11, 2020 at 6:30 P.M.

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

- **Welcome Board Members**
 - Meeting was again conducted with a new norm and a video conference that was setup with the help from Roy Seeger. Audio and visuals were good, and all were able to sign on.
 - Kim Absil sent an update she would unfortunately not be able to attend due to work commitments.
 - Following the April meeting and concerns that the Corona Virus situation would have an impact in regard to HOA contributions, that appears to not have a major impact. One resident had sent notification they would not be able to pay now due to their financial situation but would take care of as soon as possible.

- **AHOA 2020 Association membership fees response report**
 - Geoff Cooper reported there have been a total of 164 paid fees, again ahead of 2019 for this same time.
 - Total monies received to date is \$16,454.26
 - Most responses received have been favorable and appreciative of the work the board does. A couple of the not so favorable commented the grass did not need to be cut weekly, and another commenting thinking the flag is ridiculous.

- **AHOA 2020 YTD Financial Summary**
 - At this time other than continued payments to Chico for lawn maintenance, that is the only immediate cost, and all items factored in the budget are planned with no unknown additional costs. \$288 was also paid out for post office costs.
 - Geoff reported the AHOA 2019 audit was completed and conducted by Mr. Anderson with everything in compliance. The letter from Mr. Anderson stating we comply will get uploaded to the website by Roy Seeger. There is also a copy saved on Google Drive.
 - Geoff received an update from Illinois HUD on a paid-up letter for 811 Ambria. There was a sale pending for this property but that appears to have fallen through. Property is still in ownership by the bank, as this has not been paid, he will send out an update to reflect this. 310 Ambria has been sold but this remains unpaid as well.
 - The insurance policy needs to be renewed with I believe a renewal date in July. As this is one of the higher costs to absorb, Roy mentioned he would ask around and see if we might have some other options to compare.

- **AHOA 2020 annual resident notification letter**
 - Brenda Zehner reported all member and non-member notification emails/letters were being sent on June 15 for the 2nd reminder with one change. This update is going to everyone including those with emails via hard copy in the mail. There is still a large number of residents with emails not showing as paid. It is the hope this mailing will produce more paid homes, and important updates for any emails that may need to be updated in our files.
 - Bob delivered the letter to Dr. Julie Robinson which again states her approval to let the HOA use her water line when needed for the shrubs and flowers up front. She very graciously has agreed which is a major factor in being able to maintain the front. The board has waived her fees for 2020.
 - A second quarterly email update was sent on June 17 to all residents who provided an email. This update again referenced the website for the Fields of Ambria and mention of a Facebook page for Neighbors of Fields of Ambria which is monitored by 2 homeowners.

Mention was made about the block party which unfortunately due to the COVID 19 situation will not be able to take place this year. A suggestion which came from Stacy Seeger was to offer an informal gathering which we came up with the date of August 1. It is meant to mirror the theme done with the National Night Out, only this one to be done from our driveways, taking the time to get to know our immediate neighbors a little better and to foster a neighborhood feeling. Ideas were suggested of grilling food to having simple chips and drinks, Hopefully this will get some participation.

- Status was provided by Geoff Cooper in regards to 811 Ambria (sale fell thru), 810 (no visible activity within the home), 310 Ambria.

- **AHOA General Meeting**

- The AHOA scope expansion plans are on hold now due to the unknown with the Corona Virus impact. On hold are the plans for the block party as well as the neighborhood garage sale. Both will be shelved until a date in 2021 TBD.
- Fire Station on Midlothian Rd. is confirmed for 2020 General Meeting with Conference Room reserved for October 14. In the air is what phase we will be in at that time. Phase 3 no meeting can happen. Phase 4 meeting can be up to 50 seats with masks, and Phase 5 no restrictions.
- Bob is to pick up the "14" overlay stickers for the notification sign. (This is on hold as the status for the annual meeting cannot yet be confirmed.)
- Roy confirmed that the PowerPoint presentation from the 2019 General Meeting and the minutes from the 2019 annual meeting were uploaded to the AHOA website.
- Bob provided an update that he has received one quote for the needed masonry work on the two monuments and is waiting on a few more. Just from the one he received it is a sizable amount and will need planning into the budget. Actual work could not be this year, but we hope to have figures in which to plan the 2021 budget,

- AHOA 2020 Membership flag project.

- Geoff reported to date of the 180 flags ordered 164 have been delivered to the individual homes.
- One negative response [REDACTED], and his dislike for the flags in general. Geoff mentioned besides promoting pride in the neighborhood, and this was a suggestion by other homeowners at the 2019 annual meeting which this resident did not attend.

- AHOA common grounds and landscape update.

- IN & OUT was chosen to include R&R of the two yews at the North entrance. The mulch project had 3 options after which the decision was to also have In & Out provide while they were replacing the yews.
- Geoff Cooper replaced the dead sedums for both the North and South entrance. Watering of the front had been done by both Geoff and Bob. Brenda will now offer assistance as of June 20. Plan is to handle for a month and change off as needed.
- Bob checked into an inquiry from 1650 Alemeda and a drainage issue. In review the problem is caused by/needs to be solved by the residents. This is not an HOA issue.
- Open Item:
 - Brickwork repair under investigation for content and cost. Needs short/long term plan Initial review by a vendor was it could take 2 months to repair, needing a scaffold, and changes to the tops with cap stones instead of bricks as is currently in place.
 - Assess the Salceda tree/brush growth and develop an improvement plan. Geoff/Bob to review and need for Buckthorn cleanup.
 - Landscape scope of work content update after the fence trimming. Bob to talk with Chico about the need during this trimming to go as high up on the Arborvitae bordering the fence line.

- Fields of Ambria website
 - Most feedback received since the April 8, 2020 meeting has been favorable, other than the mention of not needing to cut the grass so much, and one about not needing the flag.
 - Website is current and no updates are need at this time.

- AHOA Spring Board Meeting
 - Next meeting is scheduled for August 27 @ 6:30pm. The venue is TBD with again the Corona Virus situation. Updates to be provided as the date gets closer.