

Minutes of Meeting of Ambria Homeowners Association
Held at 611 Salceda Drive on April 22, 2024, at 6:30 P.M.

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Karen Kucera, Nidhi Rumpal

- **Welcome Board Members:**
 - General greeting extended to board members, and to Nidhi for hosting the meeting.
 - Minutes from the annual March 4, 2024, meeting was approved with one change. Going forward the actual count will be shown on any topics needing a vote. Brenda Zehner will make this adjustment and minutes will be approved for posting to the website.

- **AHOA CY2024 membership report:**
 - Geoff Cooper reported that current paid membership stands at 137 out of 240 a 57% participation.
 - \$13,764.61 has been collected.
 - Geoff reported there was (1) PAL request from a realtor for 1660 Alameda. Geoff will be sending a letter reflecting the information needed. Property previously had not paid annual contribution for the HOA.
 - Geoff reported there were no favorable or unfavorable comments from homeowners.

- **AHOA CY2024 Financial Summary:**
 - CY2024 list of receipts paid out. Geoff Cooper reported that as the year has just started, there were no expenses yet paid out.
 - Currently with incoming contributions and carryover, funds are at \$17,819.41. HOA is in a solid state to handle all financial requirements for the calendar year.

- **AHOA CY2024 accomplishments:**
 - First AHOA membership notification letter was mailed/emailed as needed by Mar. 6 by Brenda Zehner.
 - Bob Carey posted reminder signs at the front entrance starting Mar. 15, and removed them April 15.
 - Bob Carey delivered the letter to Dr. Robinson, who has again agreed to let AHOA use her water as needed to maintain the plant beds at the front entrance.
 - Bob Carey has confirmed Conference Room B is reserved for the General Meeting on Tuesday, Oct. 8. Date will be reviewed again once school schedules and sport schedules are posted to hopefully avoid a conflict that would affect attendance.
 - Brenda Zehner gave an update on the Food Trucks scheduled for 2024. Due to a recent change voted on by the Village there are now more requirements for the vendor, requiring a registration form and fee of \$25. As of now the last vendor is not registered in Lake County for health certificate so he had to back out. Brenda will follow up with Village and vendors to confirm they are compliant, and work on getting a last vendor in place for September.
 - GMAIL account access for AHOA Board accessibility still has some minor glitches. Bob was still not able to get the code needed. He will work with Geoff Cooper the Admin. For the account. Everyone else has been able to gain access.
 - Accomplishments via the meeting minutes posted on www.fieldsofambria.com will be an Open Item continued to next meeting, as both Roy Seeger and Daniel Juarez were not able to be present for the April Board meeting. Bob Carey to follow up with them as to progress for Daniel to take over the responsibility.

- **AHOA CY2024 Action Items:**
 - 2nd AHOA notification letter was approved. Brenda Zehner will send it out via mail/email on May 6. Any additional payments received prior to this Geoff Cooper will provide updates.
 - Status of food truck/Village permit approval was covered in Bullet Point 4 within accomplishments.
 - Conduct of AHOA 2023 Financial Audit. This will be an Open Item continued to next meeting as Roy was not present. Geoff Cooper and Roy to work with auditor which should remain unchanged from previous year.
 - Geoff Cooper to renew the AHOA insurance policy with Erie Insurance. The due date is July 2024. He has not yet received the renewal premium.
 - State of Illinois Filing required by July 2024. Nidhi Rumpal will connect with Stacy Seeger in May to go over any requirements and signature filing.

- Periodically update the website based on AHOA Board activity. Daniel Juarez will be handling this going forward.
- Geoff Cooper provided update to previous inquiry in Gmail from Jenny Schroeder. She was looking to possibly partner with AHOA sponsoring possible events in return for publicity to her business. Geoff reached out to possibly partner for 4th of July Flags placed at each home near mailbox. To date Jenny has not replied. The board decided this was still an event that every home would benefit from. Estimate on cost of flags is \$300. The plan is to purchase the flags and the weekend prior to have volunteers cover all the streets to help place the flags.
- Karen Kucera provided update to tentative Block Party. The tentative date is August 24 to be held on the Balman Farm property that borders Ambria. Aubrey Balman has met with Karen and is looking forward to being able to meet more neighbors. There is still much to finalize, but this is a good start. Karen held a separate meeting with those that showed interest in helping. There will be additional meetings held to start to finalize volunteers. Topics covered were the need for a port-a-potty, hand washing station, BYOB, Name Tags, Sign-In Sheet, games, music. Food is still yet to be confirmed, but leaning towards having a grill(s) making burgers/dogs, and having volunteers provide side dishes. The board would purchase paper items. Hopefully will have more confirmed updates for the May meeting.
- Karen Kucera also provided updates following a Facebook inquiry as to other possible community events. Possible ideas are to have small contests for decorating for Halloween/Christmas and have gift certificates to local establishments. Nothing confirmed but in discussion.
- Bob Carey provided update for Fence/Pillar repair plan. Currently there are two properties with the most severe visible damage. As this is still a sensitive topic, the decision was initially that some type of contact needs to be made with the homeowner. How the AHOA makes contact with the two homeowners to communicate the fence problem and possible solutions needs further discussion by the full board. Until we have that update, we really don't know if this can be a Fix/Repair or do nothing. This will be an Open Item continued to the next meeting.
- **Future CY2024 meeting planned for June. The date is pending following feedback from Roy, Stacy and Dan for their input on open items, and hopefully a mutual date they would be able to attend. Bob Carey to send out separate emails to get that information.**