

Minutes of Meeting of Ambria Homeowners Association
Held with a video webinar, on March 28, 2022 at 6:30 P.M.

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Stacy, and Roy Seeger, Karen Kucera, Cheryl Van Nuys and Nidhi Rumpal

- **Welcome Board Members:**
 - General greeting extended to board members and invited guests-Cheryl and Nidhi with everyone doing well.
 - A round of introductions was done by all the existing board with a quick update to how long we have lived in Ambria, what street and a little about our jobs or retirement. Cheryl and Nidhi were active participants looking forward to participating where they can and help strengthen the board.
 - Thanks were extended again to Roy Seeger for scheduling the virtual meeting using the MS Team platform.
 - COVID protocol for now is back to an open status with no restrictions.
- **AHOA 2021 membership report:**
 - Geoff Cooper reported current paid membership stands at 190 out of 240 with seven additional from 2020.
 - CY2021 membership contribution was \$19,187.00
 - Geoff reported there were no additional favorable or unfavorable responses with payments or to the email. There has also been 1 home that has already paid their 2022 dues before a letter even went out.
- **AHOA 2021 Final Financial Summary:**
 - All CY2021 payments have been completed
 - CY2021 total expenses were approximately \$11,100.00
 - Final balance and carryover in the CY2022 Budget are \$16,465.00. The \$600 payment for Chico was paid out in 2022, but was for final year end services for 2021. Final balance also includes the \$364.00 for rental of P.O. Box.
- **AHOA CY2021 accomplishments:**
 - All accomplishments were summarized and posted on fieldsofambria@gmail.com.
 - Roy Seeger reported no new website changes were needed since the Feb. 7, 2022, meeting.
 - Geoff Cooper reported there were no new PAL (Paid Up Letter) requests since the Feb 7, 2022, meeting.
- **AHOA CY2022 projected action plan:**
 - First AHOA Board Meeting was held Feb. 7, 2022. Minutes of meeting have been posted on the website.
 - AHOA Board letter was sent Feb 11, 2022, recruiting more membership participation on Board.
 - Call for nominations and election of AHOA CY2022 officers. All existing board will remain in current positions. Bob Carey expressed he will remain to see thru the repairs of the front monuments. The hope is within the following year and an action plan, there can be a change of members active in the key roles to continue with fresh ideas and energy.
 - Discussion was held with all present as to the scheduling of the annual meeting which was not done this past October due to COVID restrictions. Consensus was to remain with the October timeframe and resume in person meeting at the Fire Dept. on Midlothian Rd. Date to be determined.
 - Annual 2022 Membership request letter was discussed. Brenda updated from the 2021 and forwarded to Geoff Cooper who offered to help distribute via email and hard copy. Brenda will post a reminder also on the Facebook page for Neighbors of Fields of Ambria.
 - Existing Brick Repairs for the monuments remains at approximately \$25,000 and with status would not be able to be completed until 2023.

- Business Incentive Grant (BIG) offering funds thru the Village is an avenue currently being looked at. Several hoops to get thru. Brenda drafted a letter which has been shared with everyone along with a letter of support from Bob Wallen a local realtor. Both Cheryl and Nidhi offered excellent bullet points and a request to further review. The goal is by end of week April 9 to have a final draft to send to the Mayor and Trustees.
 - The former Buckingham Farm property now has new owners. A fence is being proposed and they have asked if the Board wants to walk the space and see what they have planned. While the Board has no say in what they install they are acting as good neighbors and want our input. Both Bob and Geoff are looking to reach out and walk the space with them. Area which most affects Ambria is the 500' section at the end of Salceda Drive.
 - Board approved the current CY2022 landscape contract with Chico. Will look to rebid those services for 2023.
 - Front landscape maintenance of the hydrangeas will be done by Geoff Cooper who will take great care in the correct pruning, so new blooms will be abundant. This should be done a little further in April as the weather gets warmer.
 - Discussion was held about the yews on the North side. Looks to be one definite loss. As this has been a continued challenge area, there is no rush to replace. Once the weather is warm a further review will be looked at. Possible to not replace at all and with the other growth be able to cover.
 - Bob/Geoff to have discussion with homeowner with property adjacent to utility box. There are dead arborvitaes which falls with a shared responsibility. Bob Carey has property markers showing everything to the left is AHOA responsibility and everything to the right is current homeowner. Homeowner is looking to install some other landscaping and can be an asset to get a better look for this area, so hoping to work as a team in this area.
 - Food Truck Events are looking to return with hopeful vendors 1X month from May-Sept. If an event can only be held on a Tues or Wed, we will still book, and Bob will be able to get another reminder sign showing the day of the week. Currently our sign only references Thurs. Brenda will be making calls in April and will hopefully have some booked vendors at the May meeting.
 - Karen offered to help if there is additional interest of involvement for a Block Party. Time to hold is looking to be some time in August allowing for summer vacations and just before a return to school. A homeowner also mentioned that another resident used to handle the Block Party which was setup separate from the AHOA involvement and supposedly has some funds left over. The resident will check and see if this still exists and if we can put to the future expenses of a 2022 Block Party.
 - Brenda to update the water usage request letter for Dr. Robinson for 2022. Bob Carey to walk the letter down and deliver in person. Her participation has been crucial to being able to maintain the perennial beds at the front entrance. Bob to also take care of purchase of some new garden hose.
 - AHOA new membership "welcome card" status was complete thru October. To continue need to be able to monitor new homeowners as soon as possible.
- **Next AHOA Board Meeting:**
 - Meeting to be held in person at the home of Bob and Peg Carey (1700 Verde Lane) on May 24 @6:30.