

**Minutes of Meeting of Ambria Homeowners Association**  
**Held at 250 Ambria Drive on April 27, 2023 at 6:30 P.M.**

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

- **Welcome Board Members:**
  - General greeting extended to board members, and to Jeff and Diane for hosting the meeting. Last minute update was sent from Tanya Roldan, an Ambria resident who was invited following interest in the Board she conveyed. She will hopefully be able to attend the next meeting in June.
  - Minutes from the February 23, 2023, meeting was approved and okay to post on the website. Roy Seeger has uploaded, and they are available for all for viewing.
- **AHOA CY2023 membership report:**
  - Geoff Cooper reported current paid membership stands at 143 out of 240. Of that number 136 were previous payers and 7 were new. 60 used PayPal and 83 used checks as their method of payment. Last year at this same time we had 90 paid homes,
  - Responses received as suggestions were to enclose prepaid envelopes for payment. Several Thank You's in recognition of all the work the Board does.
  - Geoff reported there were no PAL inquires since the February 23, 2023, meeting.
- **AHOA CY2023 Financial Summary:**
  - CY2023 list of receipts paid out. Geoff Cooper reported Chico is current and one invoice was paid out to Fed-Ex for \$388.00.
  - CY2023 YTD expenses – budgeted for the year are \$10,200 over and above the cost of the wall repair. .
  - Current balance for CY2023 - \$14,875.02 was collected from the first letter drive for dues. The current account stands at \$39,089.92 and there is \$198.92 still to pay for a total of \$38,890.80.
- **AHOA CY2023 accomplishments:**
  - Annual membership letters were sent on March 1 with no issues. All homeowners received a hard copy by mail and a reminder by email if we have on file.
  - New membership notification signage was mounted on both monument walls for better visibility and stability. Bob Carey placed anchors. This was in place by Mar. 15. The discussion was to paint the bracket bars a color to blend in with the brick. Overall suggestion was brick red. Bob Carey will handle this action.
  - Water use agreement was discussed in person with Bob Carey and Dr. Robinson. She is OK with the agreement for 2023.
  - Landscape scope of work updated for AHOA tri-annual requote process.
  - AHOA conducted a tri-annual landscaping process and approved the Chico contract which is good for 5 years.
  - Chico has trimmed hydrangeas, spread chemicals, added mulch, weeded, and cleaned up.
  - Food Truck events have been planned for May-Sept. Brenda provided updates and we are good to go with the Village and their new request for an event form to be filled out. The form will reference all events, so we will not need to repeat this for each one. Discussion was made of anything more we can do with Food Trucks to reach out with the homeowners who have not yet paid their membership. As every suggestion could have a reverse impact being negative, for now we will not make any change.
  - Accomplishments via the meeting minutes are current and posted on [www.fieldsofambria.com](http://www.fieldsofambria.com).

- **AHOA CY2023 Action Items:**
  - AHOA approved the second CY2023 membership notification letter for immediate distribution with one change on the last paragraph. Roy Seeger has the copy and will make the change and copies needed. He will drop them off at the home of Brenda Zehner who will complete the mailing. We agreed about a stamped enclosed envelope. Geoff Cooper volunteered to do those, and he has also dropped those off at the home of Brenda Zehner.
  - Discussion of increasing the size of the Board to 9 members, on an as need basis, was discussed initially at the October Annual Meeting. As this effects our By-Laws and we will need a quorum present to vote on, this will remain an open item until our next Annual Meeting.
  - AHOA plans monument brick rework for Fall CY2023:  
C2C quoted \$27,445 plus \$850 to power wash pillars.  
Carryover \$38,890.80 (includes current membership paid)- AHOA Expense \$10,200.00 - Brick Rework Reserve \$28,690.80
  - Conduct the AHOA 2022 Financial Audit is ready and will be conducted again by the same individual in the past. Geoff Cooper gave all documents to Roy Seeger who will deliver them in person.
  - Renewal of the AHOA insurance policy will come due in July 2023. Geoff Cooper reported he should get all information by early June.
  - AHOA needs to file with the State of Illinois by July 2023. Stacy Seeger reported she is on it, and this will be completed by that date.
  - AHOA continues discussion about the utility box enclosure/gating to include homeowner (Holzinger). Discussion was the enclosure of fencing which would involve costs by the Board and proposed cost from the homeowner would not be the best way to handle. As the utility box is not our property, for now the best thought is to keep weedkiller in the area. Possibly some mulch or stone. Bob Carey will have further discussion with the homeowner.
  - Discussion was with the proposed repairs to the monuments for Fall CY2023, to possibly have the vendor C2C send mailings to the homeowners that all face Midlothian and have homes with pillars that could also use repairs. Concerns are that even after the monuments are repaired there are currently a few pillars in dire need of repairs, which fall upon the homeowner.
  - Website Updates – One area still references the year 2018. Roy Seeger will see that this is adjusted. Everything else is current.
  - A date was initially set for the fall annual meeting. Tues., October 17.
- **Next AHOA Board Meeting**
  - Next meeting to be held in person at the home of Bob and Peg Carey 1700 Verde Lane, on June 22, 2023 @6:30.