

Minutes of Meeting of Ambria Homeowners Association
Held with a video webinar on August 27, 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 via 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 June meeting there were concerns that the Corona Virus situation would have an impact regarding HOA contributions. Thankfully, that does not appear to be a major setback.

- **AHOA 2020 Association membership fees response report**
 - Geoff Cooper reported there have been a total of 180 paid fees, again ahead of 2019 for this same time, and an all-time high.
 - Total monies received to date is \$18,049.63
 - Most responses received have been favorable and appreciative of the work the board does. One of the negative responses was from Bennett Brenton which Geoff Cooper is sending a response. He was adamant about no need for the flags and if this were done again next year he would not pay.

- **AHOA 2020 YTD Financial Summary**
 - The Comparative insurance policy cost was conducted and was found current policy was still cost effective. Old policy was renewed in July 2020 with a slight increase of \$33 over budget with a cost of \$2733.
 - 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 was uploaded to the website by Roy Seeger. There is also a copy saved on Google Drive.
 - Stacy made the AHOA filing with the State of Illinois on July 25.
 - Addition to the landscaping scope was the trimming along the fence line along Midlothian Rd. Quoted initially was \$600 but may come in closer to \$800 following hours of labor.
 - Internet Fees need to be paid for the year of approximately \$310.
 - Geoff reported estimated carryover for 2020 following all paid invoices will be about \$8,000.

- **AHOA 2020 annual resident notification letter**
 - A 2nd notification letter was sent out by Brenda Zehner with all going out via mail to see if there would be an increase of paid homes. Considering the additional stamps and paper to send this way, there was little increase.
 - Following the quarterly notification one response came to have them removed as they will be moving.
 - Approximately 60 homes continue to not pay the annual contribution which is frustrating for not only the AHOA Board but to many residents who have pride in their neighborhood. For further consideration is trying to come up with other ideas to encourage that support and increase yield for the AHOA.
 - Positive responses from the Facebook (Neighbors of Fields of Ambria) feedback on the AHOA. [REDACTED] gave a great review about the appearance of the front entrance and how appreciative she is of the board and all their work. She even shared the link to the Ambria website and the push to pay the dues if those still needed to do so. She is a great reference for future PR needs. The admins of the Facebook page are [REDACTED].

- There was discussion regarding Dr. Julie Robinson and subsidize her additional monies to reimburse for the large amount of watering needed over the summer months. Thought was about an additional \$300 but no final decision was yet done.
 - Status was provided by Geoff Cooper on the 310, 810, 811 Ambria residences in previous vacancies and foreclosures. 310 now has a new family, 810 is in foreclosure, and 811 just went back on the market after several improvements were done to the home.
- **AHOA General Meeting**
 - MFD Conf. Room is currently not available. Village may open room for use after Sept. 1. Using Phase 4 criteria. Contact for Bob Carey to follow-up with is out, and Bob will reach out after Sept. 14.
 - Phase 4 Criteria: wear masks, social distancing (seating capacity reduced), wipe down room after use.
 - Bob to check with his daughter in another subdivision as to how they are handling their HOA meetings. To be considered is a possible zoom type call, but this will need further discussion. Per the Bylaws there needs to be 20 resident homes present to hold an official HOA meeting.
 - 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.)
 - AHOA scope expansion items: Block Party status? (many interested homeowners and needs to be considered for 2021). Garage sale status? (due to Covid not possible in 2020). Still possible yet for 2020 are possible Food Trucks that would come into the subdivision. Brenda Zehner is checking into several that do not require minimums and check what other requirements. Something to consider for other resident participation is to have someone specific involved in organizing this type of service,
- **AHOA 2020 Membership flag project.**
 - Geoff reported to date all flags delivered to member residents and approximately 15 extra remain.
 - Negative responses were from [REDACTED], and both with dislike for the flags in general. Geoff is preparing rebuts and comments for both.
 - To be considered and tabled for now is the continuation of the flags going forward, and to focus on the pending repairs to the monuments and brickwork.
- **AHOA common grounds and landscape update**
 - The tree down along Midlothian Road on the South side has been removed by Lake County on July 15. Bob to follow-up for the still needed stump removal.
 - Chico to trim the fence along Midlothian Road by end of August.
 - Open Item:
Brickwork repair under investigation for content and cost. Quotes provided by Madole (\$10K) and C to C (\$25K). 3 contractors DNQ. AHOA needs an overall plan. Needs short/long term plan
Geoff Cooper mentioned he has a possible contact that can hopefully review and provide another quote for brickwork repairs.
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 Arborvitaes bordering the fence line.
Spring 2021 need to review both the North and South entrance landscaping and the need for thinning certain plants such as the Black Eyed Susans. North entrance suffered more loss. Also, to be reviewed are the sedums and how many come back following the winter.

- **Fields of Ambria website**

- Review of 14 feedback inquiries [REDACTED] complaint since the June 11, 2020 Board meeting.
- Website is current and no updates are needed at this time.

- **AHOA Board Meeting**

- Next meeting. When: TBD; Venue: TBD.