

**Minutes of Meeting of Ambria Homeowners Association**  
**Held at 250 Ambria Drive on September 14, 2023, at 6:30 P.M.**

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Karen Kucera, Roy Seeger (remote), Stacy Seeger (remote), Tanya Roldan

**Welcome Board Members:**

- General greeting extended to board members, and to Geoff Cooper for hosting the meeting. An invitation was extended and accepted by interested homeowner Tanya Roldan.
- Minutes from the June 22, 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 that current paid membership stands at 170 out of 240. Of the 3 mailings 140 responded on the 1st, 23 on the 2nd and 7 from the 3rd. From the 2nd mailing which tried a new approach sending all remaining unpaid homes with pre-addressed envelopes, only 2 replied using this method.
- Geoff reported there were no PAL or POW requests or additional comments since the June 22, 2023, meeting.

**AHOA CY2023 Financial Summary:**

- CY2023 list of receipts paid out. Geoff Cooper reported total receipts of \$19,867.00
- Chico - \$3500 (remaining 4 months).
- Coast-to-Coast (C2C) – remaining balance - \$14,500.00
- Bank Account Total - \$21,825.67
- Insurance premium was paid in June for \$1,867.00
- Estimate by years end following the masonry repair is approximately \$3,500.00.

**AHOA CY2023 Accomplishments:**

- 3rd request letter was mailed and emailed out to the 74 homes still unpaid by Brenda Zehner.
- Final Food Truck is set for September 21 with Pierogi Rig. July was another huge hit with a new vendor Toasty Cheese. Unfortunately, due to truck issues Brothers BBQ had to cancel for August and we were unable to find a replacement. All responses from those who have attended have been very positive, as well as the vendors themselves.
- State of Illinois Filing has been done thanks to member Stacy Seeger.
- Chico has completed the trimming of the fence line and given the reminder of the upcoming work with C2C.
- Saplings have been removed from the junction box near the North monument.
- Accomplishments via the meeting minutes and update of paid insurance premium to be updated on our website on [www.fieldsofambria.com](http://www.fieldsofambria.com) by board member Roy Seeger.

**AHOA CY2023 Open Action Items:**

- Per C2C residents need to contact them for any pillar repairs. Possible action item for 2024.
- Bob Carey to reach out to C2C to provide Certificate of Insurance prior to the start of the monument repairs.
- AHOA to purchase and hang 4 wreaths at monuments the week after Thanksgiving.
- Website Updates – Roy Seeger reported all current and up to date.

**Next AHOA General Meeting**

- Meeting scheduled for MFD Conf Room Oct. 12, 2023, 7:00. Board to arrive at 6:30pm
- Bob to revise and post signage reminder. Geoff to check into the audio/visual equipment available. Water fountains are available at the MFD, thus there is no need for water bottles. Name tags for the Board members only-Bob Carey.
- Update to the By-Laws (Article 2 Sec.1) to increase Board size to 9. For now, the consensus is to leave as is. Importance for now is to bring new members to the Board to replace those that want to step down after serving multiple years.
- Board Membership: Announce resignations, request nominations, and hold elections.
- Reminder letter for the Annual meeting to be sent on October 1 to all 240 homes via mail and email for those that have provided - Brenda.
- Meeting agenda format to be based on the CY 2019 AHOA General Meeting – Geoff.