

**Minutes of Meeting of Ambria Homeowners Association**  
**Held with a video webinar on April 8, 2020 at 6:30 P.M.**

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Karen Kucera, Kim Absil, Stacy and Roy Seeger

- **Welcome Board Members**
  - Meeting was conducted with a new norm and a video conference that was setup with the help from Roy Seeger. Audio and visual were good and all were able to sign on.
  - Discussion of the Corona Virus situation was at the front of discussions and will most likely have an impact on the HOA with total dues collected, and the ability to hold activities that would involve neighborhood participation. Much of 2020 plans will be a yet to be determined.
  
- **AHOA 2020 Association membership fees response report**
  - Geoff Cooper reported there have been a total of 111 paid fees, with 3 returned to sender and 1 returned check. Last year at same time there was 109 so we are staying even.
  - Total monies received to date is \$11,192.37. About \$2,000 better than last year.
  - Bob reported hearing from a couple neighbors near him that they weren't sure if they paid. One was Adams and Geoff confirmed he had not. Checking on another neighbor. Only one reminder has been sent with either an email or hard copy for those who had not provided.
  - Geoff reported a few but all favorable comments again appreciating all the work the management team is doing.
  
- **AHOA 2020 YTD financial summary**
  - Geoff Cooper reported to date one payment has gone out to Chicos for \$600.00, \$3147.25 for 180 flags purchased, and \$288.00 for mailing. Balance remains of \$11,192.37.
  - At this time other than continued payments to Chico for lawn maintenance, that is the only immediate cost, and all items factored in the budget are planned with no unknown additional costs.
  - Geoff reported the AHOA 2019 audit compliance was completed and conducted by Mr. Anderson with everything in compliance.
  - Geoff received an update from Illinois HUD on paid up letter for 811 Ambria. As this has not been paid, he will send out update to reflect this. 310 Ambria has been sold and appears to be having much needed work done, but this remains unpaid as well.
  
- **AHOA 2020 annual resident notification letter**
  - Brenda Zehner reported all member and non-member notification emails/letters were sent by the middle of February. As second follow-up reminder notification will be sent by end of April with again email/letter. As the corona virus has had a huge financial impact on so many, the second letter will reflect the boards compassion, and willing to work with any impacted. [REDACTED]. Collection of dues in 2020 will not be a simple cut and dry but will need to be empathetic to many situations.
  - Bob displayed the new 2020 "reminder" sign at the front entrance. Removal is planned for April 15.
  - Special notification letter to Dr. Julie Robinson will be delivered by Bob, and he will hold onto until some point in May, following future Corona Virus updates.
  - Brenda Zehner prepared a sample draft of the "new" quarterly email updates for all those who provided emails. The intent is to offer additional communication to all homeowners and generate future participation in the neighborhood. The first update will be very simple as we cannot yet hold any functions, but will share website address, and for those that follow Facebook a site called **Neighbors of Fields of Ambria**. This is not managed

by the HOA board but rather 2 homeowners [REDACTED]. Email will also provide an option if any homeowner does not want to receive future quarterly updates.

- AHOA General Meeting
  - 2019 General Meeting minutes were updated and have been loaded to the AHOA website.
  - The AHOA scope expansion plans are on hold now due to the unknown with the Corona Virus impact. To be considered is the block party. There used to be a garage sale in the spring done through local realtors, but this is on a hold basis. Thoughts are if a block party were to happen it would be more in late Aug-Sept.
  - Fire Station on Midlothian Rd. is confirmed for 2020 General Meeting with Conference Room reserved for October 14.
  - Bob is to pick up the "14" overlay stickers for the notification sign.
  - Roy confirmed that the PowerPoint presentation from the 2019 General Meeting was uploaded to the AHOA website.
  - Geoff reported one of his communication updates was about a person who is documenting and taking pictures of families from their porch as a memory from the Corona Virus situation, and if the board would like to promote it. Consensus was this could pose unknown issues with liability, and we should not promote it. The information can be found on the local sites thru Facebook, for any individual that would like to contact.
  - Brenda mentioned about the need to obtain quotes for future needed masonry work at the front entrance. In light of the current situation this is not an urgent matter and can be reviewed at a later date.
  
- AHOA 2020 Membership flag project.
  - Geoff reported to date 180 flags have been ordered and delivered to his home. While initially there was discussion of buying a small quantity of stands for those who had lost theirs, the decision now is no stands will be purchased, other than for brand new homeowners. Geoff will include a thank you note, and for new owners if they would like a stand purchased to contact him.
  - Geoff has offered that both he and Diane while on their walks in the neighborhood will begin to distribute the flags. As no assembly is required, other than the note they will be placed on the front doorstep or in between the doors, avoiding personal contact.
  
- AHOA common grounds and landscape update.
  - Landscape scope of work content was updated April 2020.
  - Elimination of Spring and on-going weeding. Initially mulching was also removed, however, with the current Corona Virus situation the high school will not be able to hold their annual mulch event which is how we handled it in 2019. Bob will reach out to Chico to get a quote as well as Geoff Cooper to get from Mary who handled the landscape update. Quote will also be done with Sawvell (company who provided the mulch for the High School). Roy emphasized that the sole purpose of the AHOA is for the landscape maintenance, and to try and leverage as best possible with Chico our current provider to really do best pricing, considering the financial impact this most likely will have for collecting dues.
  - Eliminated Fall trimming of hydrangeas
  - Work content was reviewed with Chico.
  - Cost for Spring, Fall and on-going maintenance is the same as last year.
  - For Spring Chico will edge beds, no weeding and for mulch to be determined following new update with Bob.
  - The small section at the end of Salceda along the farm fence will be reviewed by both Bob and Geoff for any pruning, but as the farm is in the process of replacing fence along this area, this activity can be done at a later time.
  - Chico is okay with the fence trimming for August but that will be additional. Cost TBD.

- As the previous mulching was a board involvement and purchase from the high school. 60 bags were needed for full coverage.
- Lake County reached out to the Buckingham Farm owner, and the Salceda Fence is being repaired.
- Mary is to look at the entrance landscape to review some areas that did not fair as well, with the north side seeing more loss. (Sedum plants along the border, and to check some yellowing on the yews).
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- Fields of Ambria website
  - All feedback received since the Jan. 22, 2020 meeting has been favorable.
  - Website is current and no updates are need at this time.
- AHOA Spring Board Meeting
  - Next meeting is scheduled for June 11 @ 6:30pm. The venue is TBD with again the Corona Virus situation. Meeting could be another virtual webinar or Brenda offered her home again at 911 Salceda Court.