

Minutes of Meeting of Ambria Homeowners Association
Held at 611 Salceda Drive on February 23, 2023 at 6:30 P.M.

Present: Bob Carey, Geoff Cooper, Brenda Zehner, Nidhi Rumpal

- **Welcome Board Members:**
 - General greeting extended to board members. Due to some unforeseen situations Roy, Stacy, Karen, and Cheryl were not able to attend. As this was an in-person meeting, the previous virtual link was cancelled.
 - Minutes from the October 13, 2022, meeting was approved and okay to post on the website. Roy Seeger has uploaded, and they are available for all for viewing.
 - Per the Annual Meeting minutes, as there was not an official minimum in attendance, the current board will remain in their current positions for the 2023 calendar year.

- **AHOA CY2022 membership report:**
 - Geoff Cooper reported current paid membership stands at 169 out of 240 with no new additions.
 - No additional favorable/unfavorable responses since the Sept. 13, 2022, meeting.
 - Geoff reported there were no PAL inquires since the Sept. 13, 2022, meeting.

- **AHOA CY2022 Financial Summary:**
 - CY2022 final list of receipts paid out is current.
 - CY2022 final total expenses was for the mailbox rental \$330.00.
 - Current balance including carryover from CY2022 \$24,607.46

- **AHOA CY2022 accomplishments:**
 - Membership Letter will again summarize the CY2022 accomplishments.
 - Arborvitaes around the utility box up front were cut down by Chico at the end of 2022.
 - Christmas wreaths were mounted by Bob Carey on each side of both entry signs.
 - Accomplishments via meeting minutes posted on fieldsofambria.com.

- **AHOA CY2023 Action Items:**
 - Update the By-Laws to increase the max size of the Board as needed and agreed by the directors.
 - AHOA approves CY2023 member notification letter for immediate distribution. Based on last year's response, Brenda Zehner mentioned she will be sending every home (240) a hard copy as well as the email information. Update will also be posted as a reminder on the Facebook page for Neighbors of Fields of Ambria. This was completed by March 2,.
 - Signage requesting membership fees will be posted at the entrance by March 15-March 31. Bob Carey will handle this task and work on better visual with some brackets at the monuments which will be at better eye-level.
 - Tri-annual landscape requote process is underway. Chico and 2 other vendors will be sent scope of work. Nidhi Rumpal will handle this task and report any updates.
 - AHOA plans monument brick rework for CY2023:
Inflation costs may impact brick rework quotes from CY2022. Bob Carey to reach out to C2C for an updated quote.
Based on the reserve available we should have the funds to place a deposit and be able to book for actual work the fall of 2023.
 - Food Truck updates were given by Brenda Zehner. Currently working on booking vendors for the May-Sept time. Contacted the village and the change this year is we will need to fill out an "event" form about 30 days in advance. This was communicated by Asst. Village Admin. Peter Vadapolous.

- Regarding a block party for 2023, yet there are no volunteers who have stepped up, so until this can happen, block party will remain on hold,
 - Trimming of the monument hydrangeas, previously handled by Geoff Cooper, will now be placed in the landscaping scope of work. This is work done the first part of Spring.
 - Currently there is a dead yew and possibly 1 other on the North side of the wall. Repeated attempts have been made to replace and monitor, but it appears to be a spot does not acclimate for this type of bush. For now, growth on other items has come in, so no need to replace and will have 1 or both removed. Bob will take care of when he is next up front and just cut the base. Rest will be removed during spring cleanup.
 - At the end of 2022 there was talk of possibly adding in a gate feature to replace the dead arborvitaes. Cost for this was around \$1500. As part of the land belongs to homeowner, there needs to be some discussion with Bob Carey/Geoff and homeowner. Other ideas as to how best to beautify this section are being discussed. This item will remain as a TBD.
 - Letter that Bob Carey will present again to Dr. Julie Robinson for the use of her water line in lieu of membership fees will be dated April 1. Bob will again bring down to her in person.
 - Bob had pictures for the proposed new signage posting using brackets and having at higher eye-level.
 - Updated landscape scope of work was presented by Bob Carey and will be used by Nidhi Rumpal in reaching out for updated quotes with 3 vendors.
 - With the repair of the front monuments the AHOA biggest expenditure, based on last years cost, this should be an attainable project for 2023.
 - Currently the Gmail for the board to view incoming requests has incurred a problem and not able to see anything. Geoff Cooper is the admin, so working on seeing if we can get back to have the other board able to view, but for now Geoff is able to view and respond to any inquiries.
- **Next AHOA Board Meeting:**
 - Meeting to be held in person at the home (to be determined) April 27, @6:30.