

Minutes of Meeting of Ambria Homeowners Association
Held with a video webinar on October 6, 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 this meeting Kim also sent an email that due to her work schedule and not being able to be an active participant to the board she will not stay on for 2021.
 - Due to the COVID situation the current board will remain in place for 2021 with the exception of Kim Absil.

- **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 \$18,048.61
 - Most responses received have been favorable and appreciative of the work the board does. Following the October meeting and the fact there will not be an annual meeting Geoff Cooper has prepared and sent a letter to all homeowners. One homeowner [REDACTED] sent a negative reply, that she felt the letter was too shaming of those that do not pay, and if this was the direction the board would take she will no longer remain a paid member. Geoff did send a reply with the approval of the board that had several good responses as to the reasoning of the content.
 - Roy Seeger will upload the letter to the website.

- **AHOA 2020 YTD Financial Summary**
 - Geoff presented the financials that with the 2019 carryover of \$3982.94 and the incoming monies received of \$18,049.61 current balance is \$22,032.55.
 - Geoff reported estimated carryover for 2020 following all paid invoices will be about \$8,000.
 - 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. This was agreed upon at the October meeting.
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- **AHOA 2020 annual resident notification letter**
 - Following the October meeting Geoff Cooper graciously offered to send out the notification letter which informed all homeowners of no in person annual meeting due to the COVID situation.
 - Brenda Zehner will still send out a quarterly update via email shortly with a quick follow-up.

- **AHOA 2021 planned Projects and forecasted budget**
 - Currently there is no projected 2021 budget to be released yet.
 - Projects to focus on will be continued maintenance of newer landscaping, and hopefully a more solid plan of masonry repairs for the monuments with additional quotes.

- **AHOA General Meeting**
 - As 2020 has been a year of change, this will be the first year no in person annual meeting will be held. Notification was sent via mail to all homeowners.
 - Bob is to pick up the "14" overlay stickers for the notification sign. (This is on hold as the annual meeting will not be held.)
 - 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, Brenda will also reach out on social media on the Neighbors of Fields of Ambria to gauge interest to the Food Trucks for 2021. Possibly a committee that could work on this.

- **AHOA 2020 Membership flag project.**
 - Geoff reported to date all flags delivered to member residents and approximately 15 extra remain.
 - The discussion as to the continued purchase of flags for 2021 will be on hold as there are other more pertinent urgent projects that need to be done. Focus and funds need to be directed to the pending repairs to the monuments and brickwork.

- **AHOA common grounds and landscape update**
 - Bob/Geoff met with Chico for the fall cleanup project. Cost expected to be the same as last year. Work to include trim back hydrangea's (summer bloom only), trim/shape yews and boxwoods, trim back all other plants, as needed, rake up all leaves, branches, debris and dispose.
 - Notification to homeowners is in the letter from Geoff Cooper as to the status of the tree which was removed on Midlothian Rd. Stump will be removed over the winter and seeding to be done in spring per the contact with Lake County.
 - Bob Carey to take and store the watering hose for the winter at his house. Using the water line of Dr. Robinson brought up the discussion of a possible water spigot. New idea and something for the future.
 - 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 an additional quote. Update to contact is Joseph Birkenheier T&M, and he and Bob will meet at the monument on Nov. 19 at 9:30am to discuss job scope.
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**
 - Website is current and no updates are needed at this time.

- **AHOA Board Meeting**
 - Next meeting. When: TBD; Venue: TBD.