

Minutes of Annual Meeting of Ambria Homeowners Association
Held At Fire House on Midlothian Road, Mundelein on October 12, 2023, at 7:00 P.M.

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

- **AHOA General Meeting**
 - Bob Carey did the welcome and thank you of homeowners present (approx. 30), and the management team.
 - Introduction of Current Management Team Members
 - A prepared PowerPoint was visible to all on the elevated screens in the room.
 - Geoff Cooper explained about the election process if needed. Unfortunately, due to the need for a quorum present of 20 paid residences we again fell short by 4. Of the 240 homes only 16 were represented at the meeting. from 5 streets. As a result, this could not be a formal voting session, and was opened for general discussion. Encouragement was made to the audience for additional persons to run for the board. A minimum of 3 directors is needed and no more than 7. Discussion was made and the request for new leadership to start to come in. The current board has been in place over 7 years, with some requesting to step down.
The HOA needs new energy and new ideas.
 - As voting did not take place the current board will remain in their current positions.

- **Activities during 2023 (Brenda Zehner)**
 - Food Trucks were more of a success this year in part to great weather and better turnout. Events were from May-Sept with 1 being canceled just prior.
 - Notification was listed on the website for all 5 events, updates are sent via email and Facebook for the Ambria neighborhood and signs are put at the front entrance the day prior,
 - Positive feedback was received from all present with the suggestions to hopefully expand next year and offer more of a Food Fest with games.
 - Still would like to do a Block party, however, without volunteers to help this will not be able to happen. This has been tabled for now until more participation occurs. A permit will also need to be completed with the Village, with again ample notice.
 - Process has changed with the Village, and we are now required to fill out an event form listing all the food trucks and dates. We need to give them at least 60 days prior for full approval.

- **2023 Achievements**
 - Managed the grass cutting for all common areas.
 - Maintained the flower beds at the front of the Subdivision, including - weeding, mulching, watering, Spring and Fall clean-ups and replacing plants if necessary.
 - Cut back growth that comes through the fences backing onto Midlothian Road where possible.
 - Quote finalized with work to begin October 2023 for the repair of the front monuments.
 - Submitted the annual company report to the state and tax forms to the IRS and State.
 - Had the 2022 accounts audited successfully.
 - Implemented a monthly food truck program at no cost to the AHOA.

- **2023 Finance Overview and 2024 Draft Budget (Geoff Cooper)**
 - Geoff Cooper shared the Finance Overview along with the proposed 2024 budget.
 - The current YTD is \$22,000 with a carryover of \$4,000. Expectations with income and fixed costs are \$10,311, and approximate carryover for 2024 of \$6,600.00.
 - Geoff reported that 170 homes from the 240 contributed in 2023. Participation was 71.0%.
 - The budget is controlled by the income as to what projects can be completed.
 - Per our By-Laws the services for landscaping need to be re-bid every 3 years. Our current vendor Chicos was awarded the bid with a fixed rate for 5 years (\$7,000).
 - The vendor for the masonry repair project C2C was confirmed for \$28,500.00.
 - Confirmed insurance policy for liability for the board.
 - Annual contribution will remain at the \$100, as other projects remain to be handled.

- **Repair of the monuments at the Subdivision Entrance (Bob Carey)**
 - Repairs to begin shortly with C2C, and based on weather should be complete within 2 weeks.
 - Bob Carey provided a fence update with pictures on the overhead. While repairs are being done for the monuments, visible damage on certain fences bordering Midlothian Road that continue to worsen. While these fences are within the properties of individual homeowners, the concern for keeping overall look that impacts the subdivision.
 - Discussed was if the HOA wants to assume any financial responsibility towards those needed repairs. Overall thought was no more than 50% and the homeowner would cover the remainder.

- **Questions from the Floor (Bob Carey)**
 - The feedback from those present was very positive and appreciative of what the Board is doing. Several suggestions were noted for consideration at the next AHOA Board meeting.
 - Recommendations were again to try and hold an event possibly in the summer to bring more of the neighborhood together. While the Food Trucks are great, most neighbors talk amongst those they already know, and newer neighbors feel it is not the best opportunity to strike up a conversation.
 - Comments were made about more digital information such as a video to maybe get more viewing and participation.
 - Comment was also made about possibly doing the annual meeting in the Spring to maybe get a better turnout.
 - Positive feedback for the continued display of the holiday wreaths.

- **Closing Remarks (Bob Carey)**
 - Bob again thanked everyone for taking the time to come out. Expressed again for the need for new Board participation as all have been serving for several years.