

Minutes of Meeting of Ambria Homeowners Association
Held with a video webinar, on January 21, 2021 at 6:30 P.M.

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

- **Welcome Board Members:**
 - COVID 19 impact still has its hold on everyone and everything. Roy Seeger was helpful again in setting up another webinar for this meeting with a new platform MS Team. Seemed to work well for both audio and visual. As we are still a way from entering Stage 5, appears this will be the norm mode of communication for now.
 - Per the Oct. 2020 board meeting current board members, less Kim Absil to remain in place.
 - Current board will remain in place for 2021, with Geoff Cooper expressing desire to step down from treasurer, and Roy & Stacy Seeger wishing to step back. Overall, the challenge remains to find future leadership from the existing HOA members, to spread the various tasks needed to maintain the HOA and continue to help it thrive.

- **AHOA Accomplishments since last meeting:**
 - Geoff Cooper sent out the General Meeting letter from October 2020 in place of the physical annual meeting that unfortunately could not be held due to COVID 19. Letter also featured a recap of accomplishments from the board.
 - Chico completed the fall plant trimming in front of the monuments. Cost was \$600 and has since been paid.
 - Ambria fence line was trimmed by Chico except for one house. Geoff Cooper is checking to see if he is still charging us, due to minimal work involved on the plant trimming, the \$600 should also take care of the fence line. Will follow-up at next meeting on final update.
 - Christmas Wreaths were purchased \$110 for all and well received by many homeowners. Plan is for this to continue and purchase can be done from any vendor that has the best price at the time.
 - Contractor for brick work to front monuments Birkenheier sent quote for (replacement of top bricks with capstone) at a cost of \$28,000. Contractor has been requested to quote removing and replacing top bricks only. Hefty price of option of \$28,000 for Plan A and waiting on confirmation for Plan B. Contractor Current carryover of funds for HOA is \$8,000 so this will be a top priority and be reviewing all options and if possible, get any other qualified vendor to review and quote. Already received quote from Coast to Coast and was similar in pricing. This will be an open item until the next meeting in April for further review.
 - 811 Ambria previously a home on foreclosure and vacant for many months now has new owners who have already reached out to Geoff Cooper via PayPal. Great for the neighborhood.
 - Consultation was provided from Bob Carey and Geoff Cooper to 1730 Ambria Ct. on tree trimming and fence repair. Currently house is rented, and owner needs to make the call to get the necessary work done, which has not yet happened.
 - Homeowner A. Hanscom inquired about a geocache using the gazebo within AMBRIA. As this is a strip of land handled by the Mundelein Parks & Rec. he was referred to reach out to them direct.
 - Homeowner Tracy Boone sent positive feedback and support for the HOA, with the comments "here when you need me". Plan is to send her an invite to attend the next meeting/webinar in April to see if she would like to become further involved.
 - There were still a few negative comments Geoff Cooper received on the flag/stands. Responses were made and the plan with the pending brickwork is for the flag/stand to be on hold.
 - New password was created for the Fieldsofambria@gmail.com and was shared with the board.

- **AHOA financial summary**

- Geoff Cooper reported 183 paid homes which is 76 ¼% participation. Still not where we need to be, but the highest we have received to date.
- Monies received were \$18,249.61 for carry over after all bills paid of \$8,261.61.
- CY 2020 cost review and projections for 2021. All 2020 bills paid to date.
- Geoff Cooper will provide full projections for 2021 to be presented at the April meeting.

- **CY2021 open items and planned projects**

- Landscape-Current vendor is Chico. Plan is to continue but per the bylaws need to review again for possible other vendors/bids.
- Yew on the north face of the monument did not survive. Chico has expressed the thought the heat coming from that wall may just be too hot. Need to review at spring about possible same replacement or other option.
- Monument plants need to be thinned and replaced (specifically the black eyed-susans). Thought was this can be done by the existing board and not incur any addl expense.
- Spring clean up and mulch will stay an open item until the April meeting. Decision will be to stay with landscaper to spread mulch and purchase from them or board to purchase from high school during promotion and handle delivery and install.
- Brickwork project needs to be defined as to which direction HOA will go.
- Water spigot install at front for now not in the plans for 2021, but to be reviewed down the line. Currently we have been able to use the water line from Dr. Julie Robinson and compensate her for usage.
- Flag Program – Who coordinates? (Not in the plan for 2021)
- Financial Audit – First quarter and Craig Anderson will be able to conduct again.
- Renewal of insurance policy (D&O plus liability) will be due in July 2021. Plan is for the same agency to handle.
- Define & implement new programs. Block parties to hopefully be organized and held once we are at Stage 5 with COVID 19. Same with Garage sales. New item being looked at are Food Trucks. Brenda Zehner will have more concrete information to share at the April meeting. Karen Kucera offered to do some checking on her side. Bonus if we can organize these in the warmer months is possibly generating some addl. Funds between the vendor and the HOA. Other decisions are best location within the subdivision to hold. (same place each time or possibly different locations). Another bonus is no village permit is needed.
- AHOA 2021 annual resident membership letter will be handled by Brenda Zehner. Draft will be done in next couple weeks, with final copy to be sent end of February. Typically end of March is date we are looking for bulk of contributions. Decision was to keep the annual request at \$100.
- 2021 General Meeting is currently on hold again with COVID 19 restrictions. Bob to do a follow-up regarding using the MFD conference room. Date as of now will be October 14,2021.

- **Fields of Ambria website:**

- Roy Seeger to handle any updates and edits.
- Decision was to post all the minutes for any homeowner to review. Brenda has forwarded those copies, and Roy has since uploaded.

- **AHOA Spring Board Meeting**

- Next meeting is scheduled for April 22, 6:30pm with another webinar. Roy Seeger will send all a link closer to meeting date.