

Minutes of Meeting of Ambria Homeowners Association
Held at 1700 Verde Lane on June 22, 2023, at 6:30 P.M.

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

- **Welcome Board Members:**
 - General greeting extended to board members, and to Bob and Peg for hosting the meeting. The invitation was extended to interested homeowner Tanya Roldan, however, she was not able to attend. We will continue to extend an invite for the next meeting in September.
 - Minutes from the April 27, 2023, meeting was approved and okay to post on the website. Roy Seeger has uploaded, and they are available for all for viewing.

- **AHOA CY2023 membership report:**
 - Geoff Cooper reported that current paid membership stands at 164 out of 240. Of that number 150 were previous payers and 14 addresses did not pay last year. 17 that paid last year have not yet paid this year. 68 used PayPal and 96 used checks as their method of payment.
 - The last mailing based on suggestions was to enclose a prepaid envelope. This was done for the second mailing yet received very little back by that method.
 - Geoff reported there were no PAL inquiries since the April 27, 2023, meeting.
 - There has been very little email. A couple stated they could not pay as they did not have a PayPal account. Response back was to say they did not need to have the PayPal account and can just pay through the link via credit card.
 - 2 ownership changes we are aware of and of those one has already paid.

- **AHOA CY2023 Financial Summary:**
 - CY2023 list of receipts paid out. Geoff Cooper reported total receipts of \$16,956.01.
 - Chico - \$900 (Spring clean-up, grass treatment and April mowing).
 - Coast to Coast – 50% deposit on Masonry project - \$14,147.50
 - Chico – May grass cutting - \$600.00.
 - Bank Account Total - \$25,241.66
 - Still to come in the next few weeks is the insurance premium which is due in July.
 - Estimate by years end following the masonry repair is approximately \$1-5K carryover.

- **AHOA CY2023 accomplishments:**
 - 2nd request letter was mailed out to the 97 homes still unpaid with the help of Roy Seeger, Geoff Cooper, and Brenda Zehner. Roy changed the letter to also include a form for feedback negative/positive. To date we have not received any back.
 - Food trucks have been completed for May and June with positive results. The weather was good for both. Bob Carey helped with the June event to make sure El Zorro Tacos was set up properly. July will offer a new vendor with great feedback with Toasty Cheese on July 20.
 - Bob Carey has reserved the MFD Conference Room B for the AHOA General Meeting on Thursday, Oct. 12.
 - Financial Audit has been conducted. Thanks to Geoff Cooper for great record keeping and Roy Seeger. Findings came back “nothing raised concerns”.
 - AHOA notified C2C Brick Repair project start date Oct. 2 approved. 50% deposit has been sent.
 - New membership notification signage was mounted on both monument walls for better visibility and stability. Bob Carey has since painted a brick red color which blends in nicely with the monument brick.
 - Accomplishments via the meeting minutes are current and posted on www.fieldsofambria.com.

- **AHOA CY2023 Action Items:**
 - A 3rd membership notification letter will be going out in the next few weeks. Discussion was to have 2 versions with 1 to the 17 homes who were previous payers but have not yet paid for 2023. The other version will focus on the remaining homes who continue to not pay and try again to get their trust and contribution. Brenda Zehner will work on both copies and forward for review.
 - Discussion of increasing the size of the Board to 9 members, on an as need basis, was discussed initially at the October Annual Meeting. As this effects our By-Laws and we will need a quorum present to vote on, this will remain an open item until our next Annual Meeting. There needs to be 3 named positions with the others listed as directors.
 - AHOA is set for the monument brick rework for Fall CY2023: (Oct. 2). Discussion about the proposed repairs to the monuments, to possibly have the vendor C2C send mailings to the homeowners that face Midlothian (8) and have homes with pillars that need repair. Concerns are that even after the monuments are repaired there are currently a few pillars in dire need of repairs, which fall upon the homeowner. Bob will also reach out to Coast to Coast about this action.
C2C quoted \$27,445 plus \$850 to power wash pillars.
 - Renewal of the AHOA insurance policy will come due in July 2023. Geoff Cooper reported he should get all information by early June. To date nothing has been received. Bob/Geoff to reach out to agent to make sure we receive the invoice to promptly pay.
 - AHOA needs to file with the State of Illinois by July 2023. Stacy Seeger reported she is on it, and this will be completed by that date.
 - AHOA continues discussion about the utility box. Weed Killer has been put down. There remain 2 shrubs behind the box that need to be cut down. Bob Carey/Geoff Cooper to review for action. Following this there is no further action planned for this area.
 - Website Updates – Roy Seeger reported all current and up to date.
 - Watering schedule was discussed for the entrance plantings due to the drought. Bob said he would get up there but will not be available at the end of the week. Geoff Cooper and Brenda Zehner will review as needed.

- **Next AHOA Board Meeting**
 - Next meeting to be held in person at the home of Geoff and Diane Cooper 250 Ambria Drive, on September 14, 2023 @ 6:30.