

Minutes of Meeting of Ambria Homeowners Association
Held with a video webinar, on June 10, 2021 at 6:30 P.M.

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

- **Welcome Board Members**
 - General greeting extended to board members with everyone doing well.
 - From the April meeting another invite was extended to Robin and Mark Klamut, and Tracy Boone. Unfortunately, due to prior commitments they were unable to join in on the call. Will continue to extend invites for future meetings.
 - Thanks were extended again to Roy Seeger for scheduling the virtual meeting using the MS Team platform.
 - Illinois is still under Corona Virus Stage 4. Shortly after this meeting the State changed the health status from Stage 4 up to Stage 5 allowing no restriction on General Meeting and future Board Meetings.

- **AHOA 2021 Association membership fees report**
 - Geoff Cooper reported current paid membership stands at 168. Percentage paid is 70%.
 - Current Balance is \$23,221.58. With future payments of insurance, Chico, etc. expected end of year balance to be \$18,000.
 - Geoff reported there were no additional favorable or unfavorable responses with payments or to the email.
 - The 2020 Audit has been completed by Mr. Anderson with a favorable status and no issues.
 - Insurance policy on the board will be due for renewal July 2021. Insurance agency to contact the AHOA in June.
 - Stacy Seeger will again handle the filing status with the State by July 2021.

- **AHOA 2021 annual resident notification letter**
 - 2nd member and non-member notification emails/letters were sent at the end of May by Brenda Zehner.
 - 3rd reminder letter will be set to go out by the end of June via both email/mails. This version looking to use some stronger verbiage to impose the urgency that all homeowners need to make some type of contribution. Challenge will be coming up with the right wording to avoid a negative tone all around.
 - Brenda Zehner will stop the previous quarterly updates that were all going via email, as the Food Truck notifications have been going out in this manner as well as the Facebook page for Neighbors of Fields of Ambria.
 - Brenda Zehner has the member welcome cards for all new homeowners since last year. She has hand delivered 3 of which were all near her house. There are several left so within the month will work on the remaining (approx. 20). May reach out to the other board to help deliver in person to those located closest to their home.

- **AHOA common grounds and landscape update**
 - Monument flower watering update. Frequency suggested with current drought about every other day unless adequate rains occur. Currently Geoff Cooper has been managing with both Bob Carey, Roy and Stacy Seeger, and Karen Kucera offering. Roy and Stacy will take the next round. Karen Kucera mentioned she should have some availability in August. Geoff Cooper has used his own saturation device and appears we are in decent shape with the mulch bed and moisture. New growth is showing on new yew, so good news there.
 - County issued a code violation in May regarding the Buckingham Farm fence along Salceda. Bob Carey will check back in as this typically takes a few weeks after the violation to see if it has been corrected.
 - Chico is all set for the fence line trimming of growth and weeds down Midlothian for August 2021.

- **Ambria entrance monument brickwork repair**
 - All quotes have been received with no changes, and it is clear to proceed we need to wait until we have all funds complete.
 - Bob took pictures and it is visible of cracks around the Fields of Ambria sign. Bob will for the time caulk those areas to avoid further moisture accumulating (open item).
 - The next follow-up reminder letter for annual contribution needs to have stronger wording, and extreme importance of contribution. Concerns are if further damage occurs, this will change the scope of work and price to repair will continue to increase. Try to emphasize that the burden should not fall on the few homeowners who do contribute.
 - Roy Seeger mentioned he has someone that might be able to provide another quote, with this person reliable having done concrete patio work. Information to follow.

- **AHOA 2021 New programs**
 - First Food Truck Event was a success with Lucky Burger providing a great selection. As first event was pre-order only there were still several (20-30) that wanted to order on the spot and seemed discouraged having still not seen the communication sent out. Next event will look to offer both options.
 - Most of the board was up front to meet the neighbors and was really a great evening. Stacy Seeger was helpful in getting emails from some homeowners we did not yet have, so this will be a good function to continue to push for membership information.
 - Communication for Food Truck Events goes out to all email addresses, Fields of Ambria website, and Neighbors of Fields of Ambria Facebook page. Roy Seeger has done a great job adding a tab to the website dedicated just to the Food Truck information.
 - Bob Carey has the 2 Food Truck signs which are placed at the front about 4 days before the event. Going forward from recommendations he is adding the website information.
 - 2nd Food Truck is planned for Thurs., June 24 with Mamma Mia Pizza. (Update: due to unforeseen reasons this vendor last minute has cancelled). Due to short turn around not able to fill this date with another vendor. Was able to secure Bearded Veterans Food Truck for Thurs., July 29 from 5-7. They have been a huge hit at all events, and always sell out. They are also vendor that only does walkups so this should help all around.
 - Karen Kucera has purchased bottled water which we will offer during these events at \$1.00ea as the trucks don't really offer beverages. Brenda Zehner will provide the ice and the cooler.

- **AHOA General meeting**
 - Oct. 14 is still reserved for annual meeting. While currently at Stage 4 with (masks + 50-person capacity), it is expected to move to Stage 5 shortly and we should be able to resume the meeting to regular standards.

- **Fields of Ambria website**
 - Geoff Cooper reported to multiple PAL requests from the email site. Comments were made it was difficult on website to find the information needed. Roy Seeger to review and possibly add another tab to improve.
 - Was discovered the 2020 Financial Audit was showing status as "unaudited". This will be changed shortly to show the true status of "audited".
 - Roy was able to show the new page created for the Food Truck events and it looks great. Hopefully, a good addition of communication for those interested.

- **AHOA Summer Board Meeting**
 - Next meeting will be for Thurs., September 9 @6:30. Hoping to do a live meeting as this will be just prior to the annual meeting in October.

