

**THE UPLANDS HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**APPROVED MINUTES**  
**HELD VIRTUALLY**  
**November 30, 2022 7:00 PM**

**Board Members Present:**

Stuart Prince, President  
Ron Wagner, Vice President  
Karen Parlatore, Secretary/Treasurer  
Jerome Williams, Member-at-Large – PO 3  
Natasha Alfonso-Ahmed, Member-at-Large – PO 8

**Representatives of Management Present:**

Abaris Realty, Manager of The Uplands Homeowner's Association, Inc.; Kaitlin Ambush, Shireen Ambush

**Also Present:** Julie Krachman, Adiscov LLC

**Homeowners Present:**

Will Plumber 704 entry Square	Denise – 508 Halier
David Schonberg	Martina – 870 Regent Square
Denise	Floyd Steel – 707 Queenside Court
Judy Carter	CC Houston
Kelly Childress	Bates
Rm	Brentan Fullbright
Tammy Heath	
Todd Zimmerman	

1. **CALL TO ORDER** – Shireen Abaris introduced the Abaris Team. Stuart Prince, Board President, called The Uplands Homeowners' Association Board of Directors' Annual Meeting to order at 7:00 pm, noting the presence of a quorum. The meeting was held virtually via Zoom.
2. **PROOF OF NOTICE** – Notice was received as required by the documents
3. **INTRODUCTIONS. HOMEOWNER COMMENT PERIOD. MANAGEMENT RESPONSE TO COMMENTS** - Shireen Ambush welcomed all attendees. She then announced that the homeowners present would be called upon one at a time and given 2 minutes per homeowner with a 20 minute maximum on the comment period. Abaris will be noting homeowner comments and will respond after the comment period is complete.
  - A. Homeowner Comments

- a. Denise – concerns about dog policy and ownership of front yards. Also interested in the open space policy and would like more input from residents for policies
  - b. Floyd Steel – concerns about the new parking policy.
  - c. Judy Carter – note that there is a parking problem on Fair Winds Way – problems for trash pickup.
  - d. Kelly Childress – thinks 2 days is too short for the parking. Doesn't like the towing policy being complaint driven.
  - e. Kevin F. – dog policy – wants to understand the ownership of the front, side and rear lawns.
  - f. Michael Barr – budget questions – management fee & website costs specifically
  - g. Tammy Heath – agrees with concerns about the parking policy – and the length of time for visitors. Would like the board to consider different policies for each HOA. Would like the parking policy overall explained and would like a policy for parking waivers.
  - h. Todd Zimmerman – Budget question – water & sewer – has a question about expenses year to date. Same with landscaping. Would like clarification on parking overhanging the driveways.
  - i. Will – has a question on a water/sewer bill
- B. Board/Abaris Response to Homeowner Comments
- a. Stuart explained what a limited common element (LCE) is – an LCE is a common element that is appurtenant to each unit at the Uplands – it is private property exclusive to the use of the homeowner. Shireen added that each PO can consult legal counsel for more explanation. The policy was put out specifically to encourage residents to be more neighborly and use the open green spaces as much as possible.
  - b. Shireen explained that an open space policy will be published shortly.
  - c. Parking – Shireen consulted with the residential Board members as well as the resident original parking committee. The solution we reached was so that we would be fair to all of the different POs. Shireen will go into a more detailed explanation of the policy once it is enacted. Towing will NOT be predatory – towing will be approved by Abaris Realty & car owners will be notified before being towed. This is why it is critical that all cars be registered.
  - d. Management fee increase is related to a higher level of a management company. Development was subsidizing their fee. This fee level is market.
  - e. Website increase – the current website is a managed website vs. the prior template website.
  - f. Parking waivers will be considered on a case by case basis and mechanisms for the waivers will be explained.
  - g. The water discrepancy is probably a timing issue – Abaris will look into this. Next year's water expense will cover rate increases and more POs coming on-line.
  - h. The landscape contract payment discrepancy is also a timing issue. It is a fixed price contract and will be 100% paid out by 12/31.

- i. Cars overhanging the roadway is subjective – the least subjective measure is the car cannot go past the curb.
- j. The Uplands will not be reaching out to the PO Boards to make sure residents are in good standing.

**4. REVIEW AND APPROVAL OF PRIOR MINUTES** – Stuart moved to approve the minutes from the September 28, 2022 Board meeting. Ron seconded. The motion carried.

**5. DEVELOPER TRANSITION UPDATE** – transition will occur with the first homeowner in PO 10 – looking at a May/June 2023 timeframe.

**6. NEW BUSINESS**

**A.** 2023 Budget – The budget shows a 5.3 percent increase. Stuart moved to approve the 2023 Budget. Jerome seconded. The motion carried.

**B.** Plant materials - Replacement of plant material on LCE front and side lawns between the homeowner and the POs. Down the road the Uplands may want to include this plant replacement in our budget but not in 2023. We understand from Jerome that several POs currently include this in their budget. We will look to Abaris for the best way to get this across to our homeowners.

**C.** A request from PO 6 - Deterrence of loitering -we agree that it makes sense for us to install signage to deter soliciting and loitering. Please secure proposals for signs at the entrance locations – Ron will work with Abaris on this. Shireen explained that with a sign if someone is on property soliciting the non-emergency police number can be called.

**D.** Parking – Shireen briefly explained the deliberate process. Stuart emphasized that it would be a dynamic policy and after instituting the policy we will continue to review. Stuart moved to pass the parking policy. Ron Wagner seconded. The motion carried.

**E.** Issues from PO8 – Abaris did an audit of the fire hydrants – there are 16 fire hydrants and the estimate is \$125.00 per hydrant. The Abaris handyman suggested all 16 be done in the warm weather. In reference to power washing Ron Wagner said that power washing could damage the asphalt. Jerome added that bollard repainting, parking striping etc. be included in the contract and let it be deferred to the spring. The Board agrees.

**F.** Outdoor furniture – Abaris conducted an inventory of all of the outdoor furniture and will be doing routine maintenance. .

**G.** Complete – The Board agrees that the contract is approved.

**7. SCHEDULING NEXT BOARD MEETING/ANNUAL MEETING** – Abaris recommended meetings in February, May, August and November with the Annual meeting in December. The meetings will be held on the second Thursday of each month at 6:30 PM. The Board agreed this would be a good approach and we can adjust the timing if we need to.

8. **PARTY IN CENTRAL PARK** – The National Harbor Owners Association has installed Christmas decorations in Central Park. The Open Space Committee will be organizing a small celebration and all are invited.
  
7. **ADJOURNMENT** -- There being no further business to discuss the meeting was adjourned at 8:10.