

THE UPLANDS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APPROVED MINUTES
HELD VIRTUALLY VIA ZOOM
April 6, 2023 6:00 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, Henry Leung, Rhianna Drieu

Also Present: Julie Krachman, Adiscov LLC

Homeowners Present:

Kevin-602 Fair Winds	Joan Melendez
Audra Dibaris – 610 River Mist Drive	Ron Aarons
David Schonberg – 502 Spindrift Lane	Artesia Colleton
Denise Polk	Alex Cole
Jenn Suhr	Angela Fortson
Jerome Bates	Curtis Jones
Kelly Jabbusch	Chris Glover
Kevin F.	Dan Fuhrman
Steven Barl	Justin Adams
Summer	Yvonne Glover
Sharlitta Bates	Natasha O'Reilly
Todd Zimmerman	
Maurice Hawkins – 505 Triggerfish Drive	

- 1. CALL TO ORDER** – Stuart Prince, Board President, called The Uplands Homeowners' Association Board of Directors' Meeting to order at 6:00 pm, noting the presence of a quorum. The meeting was held virtually.
- 2. PROOF OF NOTICE** – Notice was received as required by the documents
- 3. INTRODUCTIONS. HOMEOWNER COMMENT PERIOD. MANAGEMENT RESPONSE TO COMMENTS** – Stuart introduced himself and the other Board Members. Stuart Prince is the President. Ron Wagner is the on-site representative of the Developer. Karen Parlatore is the Secretary/Treasurer. Natasha Alfonso Ahmed and Jerome Williams are

Members at Large. All Board Members are full voting members. Stuart announced that the homeowners present would be called upon one at a time and given 2 minutes each. Abaris and the Board will be noting homeowner comments and will respond after the comment period is complete.

Stuart introduced the conversation and discussed the input we have received from homeowners relating to the possible adoption of the Open Space Policy. He emphasized that the goal was to protect the Uplands HOA from liability while protecting the homeowners from excessive noise/trash/etc. Since Potomac Overlook does not have a clubhouse, the two open spaces delineated in the policy can serve as a formal gathering place. Stuart turned the meeting over to Shireen and the Abaris team to conduct the portion of the meeting relating to homeowner comments.

A. Homeowner Comments

- Jen Suhr – 709 Quayside – provided her comments in writing. The policy seems restrictive/charging too many fees. She supports reserving the areas with a refundable deposit to cover trash or damage – not extra rental fees. She also would like for residents to be more careful with picking up after their pets.
- Denise Polk – is concerned about the rental charge and thinks it should be covered by homeowner fees. She has put on a number of events for the community and wants to make sure that everyone can have an opportunity to participate.
- David Schonberg – is concerned about the non-refundable fee to rent the space. He supports the deposit for clean-up. He would also like clarity to measure the decibels to make sure they are in compliance. He is also concerned with the prohibition of alcohol.
- Todd Zimmerman – agrees that there shouldn't be a fee to rent the space. A registration program would be better. He mentioned dead landscaping at PO 8.
- Natasha O'Reilly – agrees that there shouldn't be a fee to rent the space. A refundable deposit is a better approach for exclusivity of the space and in case of having to clean up the space.
- Joan Melendez – she agrees there shouldn't be a fee to rent the space. She questions the fee for the replacement of a parking pass and said the fee was not included in the parking policy.
- Alex Cole – he agrees there shouldn't be a fee to rent the space. He does not support a deposit. A registration process would be fine. Doesn't think there should be a restriction on alcohol.
- Artesia Colleton – 1)who votes on these decisions, 2)which spaces are considered open space in the policy – she agrees that there shouldn't be a fee to rent the space.
- Yvonne Glover – PO 4 HOA submitted questions on behalf of the entire community
- Summer – does not agree with an additional fee for rental and does not agree with the prohibition on alcohol

- Audra – 610 River Mist – really enjoys the events that are hosted in the community. She disagrees that there should be an additional charge to use the space. She enjoys the wonderful community and the neighbors and Denise Polk and Yvonne Glover have put on great events.
- Katie – agrees that there shouldn't be an additional charge to use the space.
- There were some additional comments:
- Denise – no alcohol was sold at her events; Todd – wanted to confirm that PO 8 would be looking at other landscapers to replace their dead plant material; Joan asked that the policy reference any Prince Georges County rules and be specific that it is for areas 1 and 2 delineated in the policy; Ronald wants the definition of organized events to be more specifically explained in the policy; Jen wants to make sure that all understand the policy in terms of distinguishing between community-wide events etc.

B. Board/Abaris Response to Homeowner Comments

- a. Shireen addressed the Open Space area rental fee and explained which areas would be covered by the policy. She explained that these events have been happening informally on Association property. Any time there is an event on Uplands open space there is liability and there needs to be some regulated use. The rental fee covers insurance, managing the reservation, checking the areas, and is meant to cover the true expenses of administering the exclusive use of the areas. That is why we prohibit alcohol for these events. Stuart added that it only addresses exclusive use and is designed to balance liability and the use of the open spaces.
- b. Clarity on sound decibels – Stuart noted that as a practical matter this is Prince Georges County law.
- c. Replacement of dead plants – the Board is still evaluating landscaping responsibilities for the Uplands HOA but the current plan is that it will not be replacing any dead plant material in the limited common element areas of the individual POs. The Declarant has commissioned a replacement reserve study that will be helpful in determining the respective responsibilities of the Uplands and the individual POs.
- d. The Board will look into the \$150.00 fee for replacement of parking permits.
- e. Shireen explained that the Board of Directors votes on policies such as this with homeowner input.

Stuart Prince summarized that the Board will revisit the draft policy based on comments from the homeowners, the new draft will be sent out for homeowner comment, and we will hopefully be able to adopt the policy at our next Board meeting which will be in early June. Board Member Natasha Alfonso-Ahmed commented that this policy came together because of numerous neighborhood complaints that have been heard about various events. This policy is not meant to discourage the community to come together in cases like small birthday parties etc. In fact Natasha supports the creation of a Social Committee. The regulations are focused

on large events. They are designed to ensure that our spaces are maintained well and only apply to opportunities for our residents to have private events at our open spaces. Board Member Jerome Williams added that he and Natasha are working with the Peterson Board members to craft a policy that will have the support of the entire community. He is a resident of PO3 which borders both of the open spaces and wants the HOA members to be able to host events as well as to ensure that all residents have serenity in their homes.

4. **REVIEW AND APPROVAL OF PRIOR MINUTES** – Jerome Williams moved to approve the minutes from the 11-30-2-2022 Board meeting. Karen Parlatore seconded. The motion carried.
5. **DEVELOPER TRANSITION UPDATE** – Stuart reported that the Uplands HOA is still in the Declarant control period. All current Board members will serve until the end of the Declarant period. He expects that around the end of August at the 75% mark of home sale there will be a 60 day period for homeowner elections for a 5 person resident controlled board. The Peterson companies will still control the undeveloped parcels and could probably continue on the Board.
6. **GOLDKLANG PREPARING 2022 AND 2023 TAX RETURNS** – Stuart moved to accept Goldklang as the tax preparer for 2022 and 2023 returns. Jerome seconded. The motion carried. Abaris will work with them to have the audits completed.
7. **FIRE HYDRANTS OWNED BY UPLAND THAT NEED PAINTING** – Shireen said that this proposal is for the fire hydrants only. Ron Wagner mentioned that the poles need to be painted too. Shireen recommended that Ron and Shireen walk the property and prepare a scope of work for the bollards, stop sign posts, etc. Ron moved that the proposal be accepted. Jerome seconded. The motion carried.
8. **DOODY CALLS/ADDITIONAL PET WASTE STATIONS** – Stuart Prince moved to move forward with additional pet waste stations. Karen Parlatore seconded. The motion carried and Abaris will move forward with the contract.
9. **PAVING** – Ron Wagner thanked everyone for keeping their cars off the streets where the paving was occurring.
10. **ADJOURNMENT** -- There being no further business to discuss the meeting was adjourned at 7:03.