

THE UPLANDS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APPROVED MINUTES
HELD VIRTUALLY VIA ZOOM
June 12, 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: Shireen Ambush, Greg Lobring

Also Present: Julie Krachman, Adiscov LLC

Homeowners Present:

Steven Barrow
Kevin
James Chesley
Ariana

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. **HOMEOWNER COMMENT PERIOD. MANAGEMENT RESPONSE TO COMMENTS** –

Kevin had no comments

Ariana had no comments

James Chesley had no comments

Steven had several comments regarding the open space policy.

A. Board/Abaris Response to Homeowner Comments

Stuart responded to Steven's comment on the Open Space policy. Stuart explained that the Board and Management reviewed all of the comments and incorporated what we could into the policy. He specifically responded to the need for the administrative fee which covers the time addressed by the managers to take care of the policy.

4. **REVIEW AND APPROVAL OF PRIOR MINUTES** – Jerome Williams moved to approve the minutes from the April 6, 2023 Board meeting as amended. 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. After 75% of the homes are settled of the community buildout there will be an election within 60 days and there

will be a call for candidates. At that time control of the Board will transfer to the homeowners. He estimates that this will occur by the end of 2023.

- 6. OPEN SPACE POLICY DISCUSSION AND APPROVAL OF PROPOSED OPEN SPACE POLICY** -Shireen explained that all homeowner comments had been considered and reviewed when looking at the policy. Stuart explained that we extended the homeowner comment period to make sure that all views were considered. Natasha responded to Steven's concerns and explained that Central Park was not under the Uplands jurisdiction at this time. There being no further discussion, Stuart Prince moved to approve the Open Space Policy. Jerome Williams seconded. The motion carried.
- 7. RESERVE STUDY** – Stuart explained that the Uplands reserve study has been commissioned by the Declarant – the Peterson Companies. We will report back when it is complete. It will be very useful in terms of confirming the lines of demarcation between the Uplands and the individual POs. We will also be working with the individual POs to make sure that there is no duplication on replacement reserve studies.
- 8. PARKING POLICY** – Shireen explained that a replacement fee for lost or damaged parking permits had inadvertently been left out of the parking policy. Stuart Prince moved to revise the parking policy to add a \$150.00 charge for lost or damaged parking permits. Jerome Williams seconded. The revision to the parking policy passed.
- 9. BOLLARD LIGHT REPAINTING AND LIGHT POST POWER WASHING** – Abaris solicited and only received one proposal from Multicorp which already provides services to the Uplands. Ron Wagner said that right now we are power washing to see if that is sufficient without painting to make the bollards shiny which will save money. Ron said that they are powder coated and he is hoping that the cleaning will be sufficient. Shireen asked if the Multicorp proposal is acceptable. There being no further discussion, Stuart Prince moved that the Uplands use Multicorp for the repairs. Natasha Alfonso-Ahmed seconded. The motion carried.
- 10. The next meeting is scheduled for August 10 at 6:00.**
- 11. There being no further discussion, the meeting was adjourned at 6:40 PM.**