

THE UPLANDS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS ANNUAL MEETING  
APPROVED MINUTES  
HELD VIRTUALLY VIA ZOOM  
December 14, 2022

**Board Members Present:**

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

**Homeowners Present:**

David Bentley  
Charlene Hardy  
Kevin  
Denise Polk  
Paul Washington  
James Chesley  
Kevin Makinberg  
Ken Hardy  
Elizabeth Krulak  
O'Neil  
Chad

**Representatives of Management Present:**

Abaris Realty, Manager of The Uplands Homeowners Association, Inc.: Henry Leung, Kaitlin Ambush, Shireen Ambush

1. **Call to Order** – The meeting was called to order at 6:02 PM.
2. **Proof of Quorum** – All Board Officers were in attendance: Stuart Prince, Ron Wagner, Natasha Alfonso-Ahmed, Jerome Williams, and Karen Parlatore
3. **Proof of Notice** – Notice was received as required by the documents
4. **Introductions** – All Board members made brief introductions
5. **Approval of 2021 Annual Meeting Minutes** – Stuart Prince moved to approve the Minutes from the December 20, 2021 Annual Meeting. Jerome Williams seconded. The motion carried.
6. **Report from the Board** – Stuart gave an update for 2022 highlighting three major accomplishments: 1) Abaris Management coming onboard April 1, 2022; 2) Passing the parking policy; and 3) Creating the website. Stuart gave thanks to Abaris and fellow board

members for their support as well as to the community for their patience and input. Natasha thanked Peterson Companies and Abaris Realty for all of their hard work. Shireen spoke on the website as a vehicle to bring the community together.

7. **Reports from Committees** – No reports from committees

8. **Open Forum**

- a. Paul Washington – no comment
  - b. Chad – No comment
  - c. Charlene Hardy – No comment
  - d. David Bentley – No comment
  - e. Denise – No comment
  - f. Elizabeth – Asked how to gain access to meeting minutes from the last meeting. Shireen informed her they could be accessed via the website
  - g. James Chesley – No comment
  - h. Ken – No comment
  - i. Kevin – No comment
  - j. O’Neil – Status of American Way entry gate to community – Ron informed him a preconstruction meeting was held the week of December 5. Work to start either the week of December 19 or December 26, weather pending. Anticipate gate up and operational by spring 2023
  - k. Bernetta Lane – Question regarding American Way gate timing. Shireen informed her the gate would be operational Spring 2023.
9. Adjournment – There being no further business to discuss, Stuart Prince moved to adjourn the meeting. Ron Wagner seconded. The meeting was adjourned at 6:25 PM.