

THE UPLANDS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APPROVED MINUTES
HELD VIRTUALLY VIA ZOOM
November 9, 2023 6:00 PM

Board Members Present:

Stuart Prince, President
Ron Wagner, Vice President
Karen Parlatore
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, Kaitlyn Ambush

Also Present:

Julie Krachman, Adiscov LLC
Joaquina Washington – GHA – Manager

Homeowners Present:

Frank & Tomoko Ever
Kelly – 827 Regent Square
Sharon Smith Neal
Yvonne Glover
Todd Zimmerman
Joan Melendez

1. **CALL TO ORDER** – Stuart Prince, Board President, called The Uplands Homeowners' Association Board of Directors' Meeting to order at 6:04 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** –
Todd Zimmerman – commented on the division of responsibility document. He is wondering where the budget line is for replacement of plant material. He also wants information on the inspections and the extermination line.
Yvonne Glover – is the President of her HOA – wanted to see if some line items were going up for sure or is the Uplands making an estimate.
Joan Melendez – questioned the allocation of costs of the retaining wall along National Harbor Boulevard.

Board and Abaris Response

Shireen responded to the division of responsibility document and stated that there is a landscape maintenance budget that will be used for replacement of plant material in the common areas. Natasha clarified that the current budget for 2024 didn't have any funds allocated for plant replacement and that the funds under landscape maintenance are only to cover the maintenance contract with Complete. Natasha recommended that when the Board transitions to the homeowners that the plant replacement issue be evaluated to consider ways to address it. Ron added that there may be expenses coming in under budget where excess funds could be used for plant replacement as well as funds from the operating reserve. Jerome recommended that the Uplands HOA obtain the services of a landscape architect to develop an overall plan for landscape plant management and replacement.

The "community inspections" line item is a comprehensive inspection that Abaris performs on all common areas. They then report to the Board and address any issues.

Extermination was added in case the Uplands needs it and Ron Wagner added that flea & ticks were treated in the dog parks.

Shireen responded that the budget was reviewed line by line by the Board and there was not a blanket increase in association fees. In some cases Abaris was informed by service providers of an increase in service fees and in other cases Abaris anticipated that there will be an increase although they were not yet informed.

Stuart responded to the retaining wall question. The Peterson Companies determined that it would be appropriate for owners on the northside to pay \$6-7 a month additional for maintenance of the retaining wall and this fee was disclosed in the closing documents.

4. **REVIEW AND APPROVAL OF PRIOR MINUTES** – Stuart moved to approve the minutes from the August 10, 2023 meeting as read. Jerome Williams seconded. The motion carried. The approved minutes will be posted on the website.
5. **DEVELOPER TRANSITION UPDATE** – Stuart Prince reported the last homeowner settlement required under the documents for transition of homeowner control to the Board has occurred and 60 days from that date the Board will transition to homeowner control. The Annual meeting will be held in early January where all five members of the Uplands Board of Directors will be elected. Shireen added that the call for nominations will be going out shortly and Abaris is reviewing an electronic voting process. There was a question about the make-up of the Board upon homeowner transition. Stuart explained that it would be a homeowner majority Board.

6. **APPROVAL OF THE 2024 BUDGET** - the budget was sent to all homeowners as required with 30 days notice. Shireen asked if there was any further discussion to be had on the budget. Natasha noted that there should be a landscaping budget analysis performed when the homeowner Board takes over. Stuart moved to approve the budget. Jerome seconded. The budget was approved.
7. Shireen noted that Abaris approved the trash contract renewal in the interest of time.
8. Jerome asked that the procedure for repair of the trashcans be added to the community website. Jerome said that as of October the insurance rules changed and all of the POs need to talk to their Board about the change in Maryland law.
9. There being no further business, Stuart Prince moved to adjourn. Jerome seconded. The meeting adjourned at 6:34 PM.