

THE UPLANDS HOMEOWNERS ASSOCIATION, INC.
APPROVED MINUTES
BOARD ORGANIZATIONAL MEETING
Friday, January 26, 2024

Board Members Present:

Stuart Prince, President
Ron Wagner, Vice President
Dan Fuhrman – PO 5
Jerome Williams, Member-at-Large – PO 3
Natasha Alfonso-Ahmed, Member-at-Large – PO 8

Representatives of Management Present:

Abaris Realty, Shireen Ambush

Other Attendees:

Julie Krachman, Adiscov LLC

1. **CALL TO ORDER** – The meeting was called to order at 11:00 AM. The meeting was held virtually.
2. **PROOF OF QUORUM** – Quorum was met as required by the documents.
3. **PROOF OF NOTICE** – Notice was received as required by the documents.
4. **ELECTION OF OFFICERS FOR 2024-2025** – The Board of Directors discussed the roles of each officer. The By-laws were reviewed for the Board by Shireen Ambush. She discussed the Management Report and what it entailed. After discussion a slate was proposed of Jerome as President, Natasha as Vice president, Stuart as Secretary, Dan Fuhrman as Treasurer and Ron as Director at Large. The slate was elected unanimously.
5. **MEETING SCHEDULE FOR 2024** – Shireen proposed that the meetings be held quarterly with special meetings scheduled as required as well as Board meeting work sessions when required. Shireen will schedule a working meeting in February. The schedule will start at 6:00 PM Wednesday April 17, 2024 and will be scheduled the 3rd Wednesday quarterly thereafter on July 17, 2024 and October 16, 2024. November 13th would be the special budget approval meeting and December 4th would be the Annual Meeting. The homeowners will have the budget by the October 16 meeting which meets the statutory requirement for notice. A town hall meeting would also be scheduled in April or May where NHOA Property Manager Chris Borgal and the Prince Georges Police Department could be invited.
6. **OPEN FORUM**
 - Dan asked if any training was available. Shireen said the Condo Act & the HOA Act were the governing documents and Shireen will provide Dan with all of the information as well as the link to the training. Dan was reminded that the governing documents are on the Uplands website.
 - Shireen talked about the National Harbor boot camp which could be offered for the Board Members. Julie can schedule this with Chris when she receives some possible dates – she mentioned that it would be scheduled during regular working hours.
 - Shireen will prepare a Treasurer’s report with financial highlights with every monthly financial going forward.
 - Jerome talked about the economies of scale that have been achieved with The Uplands and explained that the residents were not aware of these savings right now.

- Shireen suggested the possibility of an HOA Committee consisting of all of the Board Presidents or HOA representatives – this could be more formal with quarterly meetings. A meeting with that committee could be held when The Uplands budget is prepared so that they could be familiarized with the budget and take information back to their individual HOAs.
- A newsletter was also discussed. Shireen said if the Board provides the content that Abaris could prepare the newsletter out to the homeowners. Jerome said this might be a job for the new Social Committee.
- Jerome suggested that the Landscape Committee be set up as soon as possible to be ready for the summer. The Open Space charter will be updated and rebranded as the Landscape Committee. Shireen discussed the importance of having a representative from every PO on this committee. Natasha asked for Dan to take another look at the Charter. Shireen added from her experience that where the committee is mostly helpful to the community is by keeping the landscaper accountable through the season – doing walk-around meetings monthly during the growing season – every 6-8 weeks at the most. They would make notes on all of the areas – boots on the ground is the best approach to the landscape. Shireen will send out the current charter. When it is updated it will be sent to the homeowners with a call-out for a representative from each PO to get out in front of all landscape issues. The goal for organization and staffing of the new committee is February to get ready for March landscape activities.
- Jerome talked about making sure homeowners go right to Abaris as opposed going to Chris Borgal and Ron Wagner. Shireen said that the new portal should be used for this now. Shireen will have Greg prepare an email blast with the portal information and include a general form on the Uplands website linked to customer care at Abaris.
- There being no more business to discuss the meeting was adjourned at 12:00 PM.