

Minutes

Uplands Homeowners Association Board of Directors Meeting

Thursday, April 11, 2024

6:00 PM via Zoom

Board Members Present:

Jerome Williams, President

Dan Fuhrman, Treasurer

Stuart Prince, Secretary

Natasha Alfonso-Ahmed, Vice President

Homeowners:

Betty Robinson

Charlene H.

Frances Vignier

Cherie Bulluck

J. Frank Everson

Luis Aybar

Rebecca Wright

Todd Zimmerman

Representatives of Management Present:

Abaris Realty: Shireen Ambush, Andrew Moorman

Other Attendees:

Julie Krachman, Adiscov LLC

1. **CALL TO ORDER** – The meeting was called to order by Jerome Williams, President, at 6:01 PM. 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. Homeowner Comments – 20 Minute Maximum
 - a. Betty Robinson complimented the Uplands but commented that security was important.
 - b. Charlene H. thanked the Board for considering her for the landscaping committee.
 - c. J. Frank Everson was glad the grass got cut. PO 9 East
 - d. Luis Aybar joined from PO3. Also concerned about Security
 - e. Todd Zimmerman – concerned about division of responsibility – PO 8 is investing in landscaping and wants to make sure that the Uplands also invests in the landscaping.
5. Board/Abaris Response to Homeowners Comments
 - a. Stuart Prince responded to the security issue – the property is working with the County and the management at National Harbor to improve security.

- b. Natasha reported on the security office at National Harbor. There has been an uptick on teenage activity which National Harbor is addressing and looking at and working on a curfew with Prince Georges County.
 - c. Jerome reminded all to volunteer for the volunteer police academy and to report security issues directly to the police. We can also invite Officer Perry to speak at a Board meeting.
 - d. Dan addressed landscaping – the rain put the landscaper behind as well as the early spring. Some grassy weeds are not controlled by normal herbicide – Complete will be looking at that. Dan is looking forward to working with the new landscaping committee to come up with a plan for replacements.
6. Review and Approval of Minutes
 - a. November 9, 2023 Board Meeting – Dan moved to approve the Minutes as read. Stuart seconded. The motion carried.
 - b. January 26, 2024 Organizational Board Meeting – Stuart moved to approve the Minutes as read. Dan seconded. The motion carried.
7. President’s Report – Jerome Williams
 - a. Jerome thanked everyone for attending the first Residential controlled Board meeting. He thanked the previous Board members for their work.
 - b. The Board wants to set up several committees to advise the Board on various issues and needs volunteers.
8. Developer Comments – Stuart Prince
 - a. Stuart thanked the residential Board members for all of their hard work. Sales to the builders of lots have continued. Sales have been slow as they are across the country. There are about 150 more homes left to be built.
9. Adopt Finance Committee Charter – Jerome introduced this charter. It is important because the funds for The Uplands HOA come from the individual POs. He added that the community is responsible for lights, roads, certain open spaces, and sidewalks but no vertical improvements and the committee will make sure the HOA has sufficient funds to address all of these issues. Stuart moved to approve the charter. Dan seconded. The motion carried.
10. Approve Finance Committee Member Appointments – Janiece Carroll and Hank Payton, David Bentley have volunteered for this Committee. There being no nominations from the floor, Stuart Prince moved to appoint these 3 to the Finance Committee. Natasha seconded. All were approved for appointment to the Finance Committee.
11. Adopt Landscaping Committee Charter – Jerome introduced this charter. This is also important because landscaping is a major Uplands’ expense. Stuart moved to approve the charter. Dan seconded. The motion carried.
12. Approve Landscaping Committee Member Appointments – Hank Payton, Betty Robinson, Stephanie Majuris & Charlene Hardy have volunteered for this Committee. Todd Zimmerman was nominated from the floor. Stuart moved to appoint these five to the Landscaping Committee. Dan seconded. All were approved for appointment to the Landscaping Committee.
13. Adopt Social Committee Charter – Jerome introduced this charter. Stuart moved to approve the charter. Dan seconded. The motion carried.
14. Approve Social Committee Member Appointments – Camilo and Diana Diaz volunteered for this Committee. Stuart moved to appoint these two to the Social Committee. Dan seconded. All were approved for appointment to the Social Committee.
15. Parking Space Restriping/Restenciling Proposals – Jerome asked Shireen to present the proposals for parking space restriping/restenciling. This is a normal wear and tear process. –

MPC Holding is the lowest responsive bid. Dan moved to accept MPC Holdings as the contractor for the parking space restriping/restenciling project. Natasha seconded. The motion carried.

16. Landscaping Update – Dan Fuhrman
 - a. The HOA is looking at the major common areas. We have received proposals from Complete Landscaping for the common areas maintained by the HOA and by the NHOA. We are checking our budget to see what we can afford right now as well as a long-term plan. Irrigation is being tested. Complete landscaping has done their first mow. Dan & Ron will be monitoring the contracts and water use very closely.
17. Jerome opened the floor for additional homeowner comments – Betty Robinson asked that the charters be sent out to all of the committee members. Jerome introduced the Board members who will be serving as liaisons to each of the committees. Natasha will be the liaison to The Council of Presidents’ and the goal will be to improve communications between the HOA and the Board Presidents. She said there was alignment on the importance of landscaping and funding the Uplands reserves. She plans to meet quarterly right before the Board meetings. Dan is looking forward to working with the Landscape Committee. The Social committee and Finance committee liaisons will be addressed later.
18. Additional homeowner comments
 - a. Todd Zimmerman asked to be brought up to speed on landscaping. Dan Fuhrman is the landscaping liaison and will be reaching out to all of the committee members and offer a walk-through and will be setting up a site with information.
 - b. Janiece Carroll and Stephanie are looking forward to serving.
19. Jerome asked for any comments from the HOA Manager, Shireen Ambush who commented that she has been happy with the progress of the Uplands and she will be offering her expertise to the Board as time passes.
20. There being no further business, Natasha moved to adjourn, Jerome seconded. The meeting was adjourned at 6:42.

Additional Notes for the 4-11-2024 Meeting that were not covered in the meeting

- a. Natasha Alfonso-Ahmed will be the liaison to a planned new Council of HOA Presidents which will also be advising the Board of Directors.
- b. Jerome Williams will be the Board Liaison to the Finance Committee.