

APPROVED MINUTES

Uplands Homeowners Association Board of Directors Meeting

Thursday, July 11, 2024

6:00 PM via Zoom

Board Members Present:

Jerome Williams, President

Dan Fuhrman, Treasurer

Stuart Prince, Secretary

Natasha Alfonso-Ahmed, Vice President

Ron Wagner

Homeowners Present:

Betty Robinson

Charlene Hardy

Frank Everson

Kevin M

Lisa Mason

Paul Washington

Santiago "Chago" Ortiz

Stephanie & Mike

Todd Zimmerman

Wil Plummer

Joan Melendez

Representatives of Management Present:

Abaris Realty: Shireen Ambush,

Other Attendees:

Julie Krachman, Adiscov LLC

1. **CALL TO ORDER** – The meeting was called to order by Jerome Williams, President, at 6:00PM.
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
 - Betty Robinson asked if there is a gate schedule
 - Paul Washington – asked for an update on parking
 - Lauri Stevens – asked about issues relating to the Uplands dog park (tripping hazard and appearance) and management notices being taped to mailboxes with duct tape damaging paint finishes.
5. Board/Abaris Response to Homeowners Comments
 - a. Gate Schedule - Ron Wagner reported that the gates are open Monday through Friday from 6 AM - 6 PM and on weekends from 9 - 5:30. The weekend hours primarily support sales within the community.
 - b. Parking update – Ron Wagner reported that he is communicating with Prince Georges County and will have an update at the next meeting.

- c. Dog park - Ron Wagner and the Landscaping and Grounds Committee are working on several improvements including relocating Dog Stations and perhaps adding a dog station. Shireen offered assistance with this.
 - d. Shireen addressed the notices on the mailboxes. It is normal and customary for the management company to place laminated notices on mailboxes to raise awareness about stripping/stenciling parking spaces to the residents & avoid unnecessary towing. Ron Wagner noted that the Uplands will address any touch-up painting required.
 - e. Frank Everson followed up on the security gate access for potential sales on the weekend. PO 9 and 9 East has noted that from time to time the gates are not working. PO 9 and 9 East would like to see the gates closed on the weekend and adding a code for people visiting sales office. Jerome noted that the Board would talk with Abaris and Peterson about this issue.
 - f. Todd Zimmerman followed up on the mailboxes in terms of repairs and replacement.
6. Review and Approval of Prior Meeting Minutes
- a. April 11, 2024 Board Meeting – Dan Fuhrman moved to approve the Minutes as read. Natasha Alfonso Ahmed seconded. The motion carried.
7. Developer Comments – Stuart Prince
- a. The builder continues sales in PO 10 – the builder has taken down about 30 lots to date. There is probably another 3 years of developing in Potomac Overlook.
8. Committee Reports:
- a. Finance Committee – Jerome Williams, the Board liaison, said the main goal of the Finance Committee right now is looking at approving the Goldklang Audit Proposal. He asked for volunteers for the Finance Committee since the 2025 Uplands budget is coming up.
 - b. Landscape and Grounds Committee – Jerome Williams thanked Dan Fuhrman for all of his work with the Committee as the Committee’s Board Liaison. Dan gave a quick report on the irrigation system status. The Board has hired a new contractor and since they started they have gotten 99% of the zones back on line. Dan mapped out the entire irrigation system and re-programmed all the controllers and will work with the new contractor to further refine the program. Dan then thanked Peterson for replacing trees along Waterfront Street, renovating the landscaping around the upper park patio and refreshing the plants around the gazebo and along the rock wall at Central Park. Charlene Hardy, Landscaping and Ground Committee Chair provided an update on upcoming committee work including conducting regular community walkthroughs with Abaris. She looks forward to working with committee members Betty Robinson, Stephanie Majerus and Todd Zimmerman on drafting guiding principles and list of plants for LCEs, reviewing and updating the 2025 landscaping maintenance scope of work, looking for cost-saving opportunities such as installing LED lights, and developing a plant replacement program for the Uplands’ common areas.
 - c. Social Committee – Natasha Alfonso Ahmed the Board liaison reported - she thanked Dan & the Landscape and Grounds Committee for turning on the sprinklers manually and for all of their hard work through the irrigation challenges. Unfortunately the two volunteers (Diana and Camilo Diaz) approved at the April meeting had to resign due to a family emergency so the committee still needs volunteers. The committee currently only has one volunteer, Joan Melendez. Natasha has received interest from 3 other residents, including an official statement via email from Felicia Marsh. As soon as there is one more official statement received, Natasha will hold an introductory meeting. Natasha asked for a motion to officially appoint Felicia Marsh to the committee. Dan

moved to approve. Ron Wagner seconded. The motion carried. Betty Robinson shared that her husband is interested. Stuart moved that Fred Robinson be appointed to the committee contingent on his submission of a statement of interest. Jerome seconded and the motion carried.

9. Jerome discussed the Goldklang Group proposal for 2024-2025 Audit and Tax Preparation. Stuart moved to accept the proposal. Dan seconded. The motion carried and Abaris will let the Goldklang Group know that their proposal was approved.
10. Jerome reopened the floor for homeowner comments for the final 4 minutes left in the 20 minute homeowner comment period. Joan Melendez said thank you for adding her to the social committee. She thanked Dan & the landscape and grounds committee for their hard work. She noted that there are some areas where the lawn mowers are damaging the lawn in front of Leigh Way and the sprinklers between the construction fence and in the 800 block of Windward are not getting watered well. She hopes that the Uplands will be able to work with PO 2 for a doggie station. Lauri Stevens thanked Complete for picking up trash in the Uplands' dog park.
11. There being no further business, Dan moved to adjourn the meeting, Jerome seconded. The meeting was adjourned at 6:34.
