

Approved Minutes  
December 3, 2024  
Uplands Homeowners Association Board of Directors Meeting  
6:00 PM via Zoom

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**Board Members Present:**

Jerome Williams, President  
Dan Fuhrman, Treasurer  
Stuart Prince, Secretary  
Natasha Alfonso-Ahmed, Vice President  
Ron Wagner – Member at Large

**Homeowners Present:**

Rebecca Wright	Zina Jacque
Leslie and Michael	Floyd Steele
M Scott	Lauri Stevens
Tanishia Harding	Natasha O'Reilly
Melissa Jividen	Adriel Roberson
Al Gibbs	Alex Cole
Anthony Hughley	Billy Taylor
Brianna Cole	Candice Jones
Christian Burnett	Christine Gilbert
Clyde Moore	David Schonberg
Deb Ellis	Denise Polk
Frank Everson	Jim Suhr
Justine Yingling Gayle	Luis Aybar
Mechel Nelson	Mia Liley
Mike and Sarah Stansfield	Rebecca Wright
Rosalyn Moore	Ryan Barretta
Denise Polk	Everson
Robert Larino	Melissa J.
Kevin Foster	Lacretia Caldwell Adamski
Melitta	Ryan Barretta
Paul Washington	Shalisa Bates
Sharon Smith-Neal	Smita Sharma
Sonia Torres	Yvonne Summerville
Tyler Megahan	Will Plummer
Fred Robinson	Lisa Mason
Lisa Mason	

**Representatives of Management Present:**

Abaris Realty: Shireen Ambush, Andrew Moorman

**Other Attendees:**

Julie Krachman, Adiscov LLC

1. **CALL TO ORDER** –Jerome Williams, President, called the meeting to order 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 - 2 Minutes per homeowner. The following is a summary of the homeowner comments that were made:
  - a. Questions were asked about water and sewer costs, the budget process, and the reasoning behind the one-time special assessment fee.
  - b. A question was asked about the option of merging the POs and standardizing fees for all homeowners.
  - c. A question was asked about the Board’s expectations and the responsibilities of the Uplands.
  - d. A suggestion was made to conduct an independent investigation by a third party to review the financials to confirm what aspects of water consumption are being paid for by the homeowners.
  - e. A question was asked about the possibility of individual water and sewer submeters being installed for each home.
  - f. A question was asked about the special assessment and whether it should be spread out the special assessment over time.
  - g. A question was asked if Uplands had an attorney on retainer or if Uplands is budgeting to retain an attorney
  - h. A question was asked about the way the newer homes will be assessed for purposes of the special assessment.
  - i. A question was asked if Errors & Omissions insurance would cover the higher than expected water bills
5. **BOARD/ABARIS RESPONSE TO HOMEOWNER COMMENTS**
  - a. Dan Fuhrman gave the Treasurer’s report to answer water-related and financial-related questions. Dan has thoroughly analyzed the water bills and noted some challenges related to the property management transition in April 22, as well as improper and inconsistent billing by WSSC for which the Association is seeking credit. He also noted some irrigation upgrades that will reduce water usage. Dan will continue to review and look for efficiencies including securing lower electricity rates, converting lights to LED lights, reducing water usage, working with vendors to get the best prices, having the Uplands financials audited and considering individual meters which could cost about \$2,000 plus a monthly fee. The current trash contractor has been overbilling which is also being addressed. Lastly he requested volunteers for the Finance Committee.
  - b. Jerome Williams addressed merging the individual POs. According to the rules of the State of Maryland this could be done but it would be extremely difficult because each individual homeowner would have to support it. He recommends discussing this at the next Presidents’ meeting. Stuart Prince added that Uplands is a homeowner association and when the property was developed individual condominium regimes were required. 100% of the homeowners would have to support merging the POs which would be a very difficult legal hurdle to achieve.

- c. Jerome Williams addressed the change in property management in April 2022. He explained that switching to Abaris from GHA had improved management considerably. Specifically, there have been improvements in contract management, property maintenance, financial reporting, and management responsiveness. Shireen explained that Maryland Homeowners Association Law applies to the Uplands HOA and that the HOA's financial records are open for residents to review.
  - d. Jerome Williams explained how the amount of the assessment was determined and why the Board decided it had to be a one-time special assessment.
  - e. According to Maryland HOA Law as of January 1 there must be a minimum of \$215,000 in the Uplands HOA Capital Reserve account which the special assessment will fully fund, which is necessary for HUD and Federal Agency loans.
  - f. Jerome Williams then addressed the increase in the Uplands HOA fees, principally caused by water bills.
  - g. Stuart Prince addressed the E&O insurance question. The E&O insurance would not cover the water bills.
  - h. The Board will work with the management company to prepare a summary of management company responsibilities to share with the homeowners.
- 6. REVIEW AND APPROVAL OF THE JULY 11, 2024, BOARD MEETING MINUTES.** Stuart Prince moved to approve the Minutes as read. Natasha Alfonso-Ahmed seconded. The motion carried.
- 7. DEVELOPER UPDATE** – Stuart Prince reported that Section 10 was coming along. After Section 10 sections 11 and 12 will be developed.
- 8. TREASURER'S REPORT** – Dan Fuhrman reported earlier in the meeting. See above.
- 9. CONTRACT/PROPOSAL APPROVALS**
- a. 2025 Landscape Maintenance & 2024-2025 Snow Removal Services Renewal Contract – Dan Fuhrman worked with the Landscaping Committee on the contract with Complete Landscaping. Stuart Prince moved to approve the 2025 contract with Complete Landscaping. Jerome Williams seconded. The motion carried.
  - b. 2025 Pet Waste Station Removal Services Proposal -Dan Fuhrman reported that Doody Calls was asking for a slight increase which is still within budget. Some stations have been moved. Stuart Prince moved to approve. Jerome Williams seconded. The motion carried.
  - c. Electronic Voting Administration proposal – Stuart Prince moved to approve. Jerome Williams seconded. The motion carried.
  - d. Irrigation proposal – Dan Fuhrman worked with Ronco to negotiate a better contract price and they reduced their proposal by \$20,000. Stuart Prince moved to approve. Jerome Williams seconded. The motion carried.
  - e. Energy Consumption Proposal – Dan Fuhrman asked for a motion to approve Constellation for a 36-month contract which will result in a 20% decrease in the Uplands' energy costs over time. Stuart Prince moved to approve the contract with Constellation Energy. Dan Fuhrman seconded. The motion carried.
- 10. APPROVAL OF 2025 BUDGET** – There were no more questions so Stuart Prince moved to approve the 2025 Budget. Dan Fuhrman seconded. The motion carried.
- 11. LANDSCAPING COMMITTEE REPORT** – Dan Fuhrman reported that the committee walked through the community with Abaris and the landscaper and has met several times since. They are working on a proposal with Complete to replace plant material throughout the community and are drafting Guiding Principles for the property. They continue to do regular walkthroughs. He thanked landscape committee members and Betty Robinson who had to resign. He asked for more volunteers.

**12. SOCIAL COMMITTEE REPORT**

- a. Name Change Discussion – The Board proposed changing the name from “Social” Committee to “Community Engagement” Committee to better reflect the committee’s scope work which now includes disseminating information to homeowners in addition to planning community-wide events. Dan Fuhrman moved to rename the committee. Natasha Alfonso-Ahmed seconded. The motion carried.
- b. New Member Appointments – Dan Fuhrman moved to appoint Yvonne Summerville to the Community Engagement Committee. Natasha seconded. The motion carried.
- c. The Holiday Party will be held on Saturday at the pergola on Waterfront Street from 3:30 – 5:30 with food and music.

**13. APPROVAL OF SPECIAL ASSESSMENT** – There being no further discussion Jerome Williams asked for a motion to approve the Special Assessment. Stuart Prince moved to pass the special assessment. Dan Fuhrman seconded. The motion carried.

**14. ADJOURNMENT** - There being no further business to discuss, Dan Fuhrman moved to adjourn the meeting. Natasha Alfonso-Ahmed seconded. The meeting was adjourned at 7:51.