



THE UPLANDS HOMEOWNERS ASSOCIATION, INC.

Draft Minutes

February 20, 2025

Uplands Homeowners Association Board of Directors Meeting

Held via Zoom

Board Members Present:

Jerome Williams, President

Dan Fuhrman, Treasurer

Stuart Prince, Secretary

Natasha Alfonso-Ahmed, Vice President

Ron Wagner – Member at Large

Homeowners Present:

Charlene Proctor

Lisa Mason

Jim Suhr

Brianna

Lonnie Bellamy

Mike G.

Oladimeji Ojo

Sharon Allison-Otley, MD

Todd Zimmerman

Yvonne Somerville

Herb Emerson

Fred Robinson

Jeannette Sequeira

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 6:07 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. **Announce Virtual Meeting Protocols Format** – Jerome Williams read the virtual meeting protocols format.
5. **Homeowners Comments**
 - a. There was a question about the landscapers taking care of the salt for ice/snow.
 - b. PO 3 will be working with the Uplands Board to take care of the larger trees in their PO.
 - c. There was a question about pet waste throughout the community.
 - d. There was a question about replacing patio furniture on Windward Way.
 - e. There was a question about the response time on the customer service line.

6. Board/Abaris response to Homeowners Comments

- a. Dan Fuhrman has already brought the salt issue to the landscapers' attention and the committee will be staying on top of this. Ron Wagner will talk with Fred Robinson about the boulders.
 - b. We will let the homeowners know that it is important to pick up their pet waste and if anyone knows who the offenders are please let Abaris know.
 - c. Patio furniture replacement will be addressed in the spring.
 - d. Response time for customer care is 1 – 2 days for non-emergency and 15 minutes for emergency. Abaris is on call 24-7.
- 7. Review and approval of December 3, Board Meeting Minutes.** Dan Fuhrman moved to approve the Minutes as read. Natasha Alfonso-Ahmed seconded. The motion carried.
- 8. Developer Update** – Stuart Prince reported Sections 10 and 11 continue with plans for Section 12. Peterson is looking at the development of the Southpoint parcel.
- 9. 2022-2024 Audit Preparation Proposals** – Jerome Williams reported that 2 bids were received – one from Goldklang and one from Strauss & Associates. The Strauss & Associates bid was significantly lower than the one from Goldklang. Both bids are responsive to the Request for Proposal. Stuart Prince moved to approve Strauss & Associates as the auditor. Dan Fuhrman seconded. The motion carried.
- 10. Snow Removal Invoices Approval** – Andrew noted that there were two incidents – January 5 - \$33,220 and January 19, 2025 - \$9,960.00. Dan Fuhrman moved to approve payment of these two invoices. Natasha Alfonso-Ahmed seconded. The motion carried.
- 11. 2025 Uplands Priorities** – Jerome Williams reported that a discussion of 2025 priorities will be conducted with the Presidents of the POs. Natasha reported that quarterly Presidents meetings will continue through 2025.
- 12. Trash Collection Contract** -Jerome Williams reported that, to ensure the smooth operation of the community, a back-up trash collection contractor has been located if needed.
- 13. 2025 Electronic Voting Administration Proposal** – Andrew Moorman reported that this contract will be needed for this year's elections. Stuart Prince reported that the election will occur at the Annual meeting. Stuart Prince moved to approve the contract. Dan Fuhrman seconded. The motion carried.
- 14. Dog Waste Station Services Bid** – Jerome Williams reported that Abaris has located a back-up dog waste contractor if needed.
- 15. LED Upgrade Proposals** – Dan Fuhrman reported that they secured 3 proposals to replace the metal halide lights which will mean a significant savings. They are still evaluating the proposals and should be able to select a vendor at the next Board meeting.
- 16. Social Committee** – The Board appointed Audra DeBarros to the Social Committee.
- 17. Need for Volunteers** - Jerome reported that the Finance Committee & the Landscaping and Grounds committee need volunteers.
- 18. Adjournment** - There being no further business to discuss, Stuart Prince moved to adjourn the meeting. Dan Fuhrman seconded. The motion carried and the meeting was adjourned at 6:40 PM.