



## **THE UPLANDS HOMEOWNERS ASSOCIATION, INC.**

The Uplands Homeowners Association  
2024 Annual Meeting  
Tuesday, December 3, 2024 6:00 p.m.  
Approved Meeting Minutes

### **Board Members Present:**

Jerome Williams, President  
Natasha Alfonso-Ahmed, Vice President  
Dan Fuhrman, Treasurer  
Stuart Prince, Secretary/Treasurer

### **Representatives of Management Present:**

Abaris Realty, Manager of The Uplands Homeowner's Association, Inc: Shireen Ambush, and Andrew Moorman

### Homeowners

Yvonne Summerville	Anthony Hughley
Tyler Megahan	Angela Fortson
Sonia Torres	Smita Sharma
Sharlitta Bates	Paul Washington
Natasha O'Reilly	Luis Aybar
Mike & Sarah Stansfield	Lisa Mason
Lauri Stevens	Utine Gayle
Jim Suhr	J. Adams & Artesia
Floyd Steele	Denise Polk
David Schonberg	Cory Burnett
Clyde Moore	Arianna R.
Alex Cole	Alicia H.
Adriel Roberson	Kevin
Tanishia Huling	

### **Other Attendee:**

Julie Krachman, Adiscov LLC

I. Call to Order – Jerome Williams called the meeting to order at 7:52

- II. Proof of Quorum – Quorum has been met
- III. Proof of Notice – Notice was sent on October 14, 2024 through email, postal mail & on the website
- IV. Introductions – Jerome Williams introduced the Board of Directors.
- V. Approval of 2023 Annual Meeting Minutes – Natasha Alfonso-Ahmed moved to approve the Minutes as read. Dan Fuhrman seconded. The motion carried.
- VI. Report from the Board – this was discussed at the Board meeting.
- VII. Reports from Committees – these were discussed at the Board meeting
- VIII. Open Forum
  - a. A homeowner asked for more information on the assessment.
  - b. A homeowner wanted to mention that he did not support the assessment. He also wants a clarification on the obligations of the property manager to encourage accountability.
  - c. A homeowner asked about the assessment and how that would affect the property value.
  - d. Jim Suhr said he is working on explaining to his residents the National Harbor structure.
  - e. A homeowner asked for clarification on whether the residents or the PO reserves will be covering the assessment. Jerome Williams responded that it is up to the individual PO. Natasha Alfonso-Ahmed clarified that the Board members have been meeting with the PO Presidents since the summer and have stressed to them to speak to the homeowners directly.
- IX. Board response to Open Forum questions

Jerome Williams emphasized that the Presidents' Council was the residents' opportunity to bring concerns to the Board in between meetings. He also encouraged residents to volunteer for committees.

Dan Fuhrman explained the thought process behind the special assessment and increase in the regular assessments and explained that with these fees the Uplands HOA will be in compliance with all requirements.
- X. Adjournment – There being no further business, Stuart Prince moved to adjourn the meeting. Dan Fuhrman seconded. The meeting was adjourned at 8:31 PM.