



THE UPLANDS HOMEOWNERS ASSOCIATION, INC.

Approved Minutes
November 20, 2025
Uplands Homeowners Association Board of Directors Meeting
Held via Zoom

Board Members Present:

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

Homeowners Present:

Wil Plummer	Yvonne Summerville
Brett & Melissa Carey	Todd Zimmerman
Deb Lynn	Tashi
Floyd	Keith
Bri & Zach	Deb E.
Frank & Tomoko	Jeanette
Kevin M.	Luis
Santiago "Chago" Ortiz	Marie Smith

Representatives of Management Present:

Abaris Realty: Shireen Ambush, Andrew Moorman

Other Attendees:

Julie Krachman, Adiscov LLC

1. Call to Order – Natasha Nalfonso-Ahmed called the meeting to order at 6:04
2. Announce Virtual Meeting Protocols – Natasha Nalfonso-Ahmed reviewed the structure of the meeting
3. Approval of Agenda – the Agenda was approved as presented.
3. Review and Approval of Prior Meeting Minutes from August 21, 2025 – Dan Fuhrman moved to approve the Minutes as read. Stuart Prince seconded. The motion carried.
4. Homeowner Comments – 20 Minute Maximum
 - A homeowner asked if there would be an opportunity to comment after the meeting
 - There was a question about the lights and the new gates access
 - There was a positive comment on the community events.
 - A homeowner asked if the back gate can be open on fireworks display nights.

6. Board/Abaris Response to Homeowners Comments

- Shireen Ambush explained that there is only one opportunity for homeowners to comment and that is during the Question and Answer period..
- All of the bollard lighting and most of the streetlights have already been replaced with LEDs.
- Julie Krachman will check in with Chris Borgal on the possibility of opening the back gate during the fireworks.

8. Developer Update – Peterson Companies – Stuart Prince reported – sales have been a little slow – the townhouse program is continuing.

9. Treasurer’s Report – Dan Fuhrman reported on the financial operations.

10. Landscape Committee Report – Dan Fuhrman reported. A new landscaper, FSC, has been selected for the community. All of the streetlights and sidewalk bollards have been converted to LEDs. We are working on the new pavilion. We are working with Complete on plant warranties. We have some proposals ready for the spring. Dan Fuhrman thanked Bri and Zach for recommendations on furniture for the new pavilion. We will have some new holiday decorations. Natasha Alfonso-Ahmed recognized Dan Fuhrman for all of his work. Natasha Alfonso-Ahmed also recognized the house of Bri & Zach who won the holiday decorating contest.

11. Community Engagement Committee Report – Natasha Alfonso-Ahmed thanked the members of the Community Engagement Committee. There were 6 events through October including the Fall Festival which was the largest event to date with about 80 attendees. She also thanked the National Harbor businesses for supporting Uplands’ events.

12. Items for Board Discussion/Vote:

- a) Draft 2022-2024 Audits – Dan Fuhrman moved that the Board adopt the 2022, 2023, and 2024 Audits. Natasha Alfonso-Ahmed seconded. The motion carried.
- b) Proposed 2026 Budget Adoption – Dan Fuhrman reported that the Uplands’ 2026 Budget has a 0% increase from 2025. It includes a healthy budget for landscape enhancements and water will continue to be monitored. Dan Fuhrman moved to adopt the 2026 Budget. Natasha Alfonso-Ahmed seconded. The motion carried.
- c) UNE Transfer Discussion – Dan Fuhrman moved to approve the transfer of the UNE. Stuart Prince seconded. The motion carried.
- d) Trash Removal Contract – Dan Fuhrman explained that the new contractor will be Triple R and trash pickup dates will stay the same. Dan Fuhrman moved to approve the new trash contract. Jerome Williams seconded. The motion carried.
- e) Landscape Maintenance/Snow Removal Services Contract– Dan Fuhrman moved to approve the new landscaping and maintenance contract and the snow removal services contract. Jerome Williams seconded. The motion carried.
- f) Community Lighting Maintenance Proposal – Dan Fuhrman explained this will include any maintenance required. Dan Fuhrman moved to approve the lighting maintenance proposal. Jerome Williams seconded. The motion carried.

13. Adjournment - There being no further business to discuss the meeting was adjourned at 6:34 PM.