

The Uplands
Regular Board Meeting 1/27/2025
Minutes

1) Meeting Call to Order - Verification of Quorum

Brian Gentry, President ; Kendra Decker, Secretary; Sandra Sager, Treasurer; Mark Thorne, Director; Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of Community Associations; Megan Huddleston, Senior Accountant; Mark Rhoton, Director of Operations; Brandi Darnall, Owners Relation Manager'; Vanessa Reust, Senior Manage Accounting Shared Services; Doug Beck, Stan Moskalyuk and Michael Hughes, Hughes Reserves

Quorum is verified and the meeting was called to order at 10:33AM.

2) Approval of Agenda

- a. Brian asked for an item under new business: The board needs to ratify an amendment to declarations to add lot 16 into the association.

3) Approval of Minutes

- a. Regular Board Meeting November 5, 2024 (corrected)
- b. Regular Board Meeting November 19, 2024

Minutes from two previous meetings 11/5 and 11/19 were in the packet. Discussion, no comments. Motion to approve minutes from 11/5 and 11/19. Passed unanimously at 10:43AM.

8) New Business

- a. Discuss, Deliberate and Adopt the First Amendment to the Declarations for Assessments, Security Deposit and Additional Lots
- b. Discuss, Deliberate and Act Upon the D&O and General Liability Insurance Proposals (Michael Hughes with Brown & Brown Insurance will call in for this discussion)

Brian requested that we skip to new business on the agenda. Item b) D&O insurance, Michael Hughes is on the call and he provided updates on 1/24 and Edward distributed them over the weekend.

Mark T - should we add the umbrella, asked and answered. One other item - first amendment to the declarations.

4) Consent Calendar – no items

5) Vanessa Reust presented the Treasurer's Report, which included:

- a. Money market and checking accounts opened for assessments
- b. There is no Q4 report, but there will be some activity in April.
- c. Snow removal is the only expense for 2024

6) Management Report (copy filed with these minutes) and included:

- a. Edward Simpkins – update on Corporate Transparency Act
- b. Items related to clubhouse, rules, regs and procedures can be defined ahead of activation
- c. BOI report has been filed for the Uplands Association, just in case
- d. Quarterly board meetings, Edward has sent out the meeting invites for Mondays at 10:30AM.

7) Unfinished business – none

- 8) New business –
- a. Discuss, Deliberate and Adopt the First Amendment to the Declarations for Assessments, Security Deposit and Additional Lots – assessment language changed based on management company. Motion to approve the first amendment passed at 11:19AM.
- 9) Hearing no other discussion or questions, the meeting was adjourned at 11:21 AM.

Kendra Decker, Secretary

Date

DRAFT