

The Uplands
Regular Board Meeting 7/28/2025
Discovery Conference Room and Teams
Minutes

1) Meeting Call to Order – Verification of Quorum

- a. Brian Gentry, President; Sandra Sager, Treasurer; Mark Thorne, Director; Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of Community Associations; Mark Rhoton, Director of Operations; Megan Huddleston, Senior Accountant for HOA's; Brandi Darnall, HOA Owner Relations Manager; Vanessa Reust, HOA Accountant, Anna Nelson, Landed Gentry; Owner Diane Sumner.

A quorum was verified, and the meeting was called to order at 10:30 AM.

2) Approval of Agenda

- a. No additions or changes, moved and approved unanimously at 10:31 AM.

3) Approval of Minutes, no additions or changes, so moved and approved unanimously at 10:32 AM

- a. Regular Board Meeting April 28, 2025

4) Correspondence

- a. Engrossed Substitute Senate Bill 5129 will change HOA operations, effective 1/1/2028. Legal documents are being updated now, and we will ensure compliance by then. Edward confirmed that we are already compliant with the upcoming changes.

5) Consent Calendar

6) Treasurer's Report for Q2 2025 – Megan presented the financial report, which included:

- a. Balance sheet – operating and reserve cash are up from last quarter
- b. Money market and checking accounts x
- c. A/R balance – now zero after collecting outstanding assessments, all Q1 assessments are in
- d. Liability – small balance in A/P
- e. Income statement – assessments are tracking to budget
- f. Expenses - \$250 in pro services for 2024 tax return filing, the second insurance payment on the umbrella policy was made and under maintenance and repair there was \$1800 for landscaping on six lots in April.
- g. Reserves – the \$1500 contribution was made, there was a small bit of interest income and we ended up paying one month bank fee \$10 until the account balance was high enough to avoid changes. There was a question from Sandra about the timing and amount of the remaining reserve contributions.
- h. Newman – because of timing, this didn't get into the board packet, but a proposal was emailed to the board regarding the 2025 audit and tax filings. Megan asked the board if they were comfortable retaining Newman, and there were no objections from the board members in attendance.

7) Management Report – Edward provided an update on several topics. An RFP for safety patrol services has been sent out, with bids due by 9/5/25. The Suncadia owner satisfaction survey is currently ongoing, with a similar survey for Tumble Creek planned for this fall. There has been

improved traffic compliance and adjusted speed limits. Maintenance this year will include a pavement condition survey to create a management plan. Brian inquired if new streets would be included in the owner survey, and the answer is yes.

- a. Staff Report
- 8) Unfinished business: Review Draft of Amenities Rules and Regulations. Brian suggests a casual owner meeting this fall for feedback and committee formation before formal adoption. The board agrees with his recommendations.
- 9) New Business
 - a. Discuss, Deliberate, and Act Upon the Proposal from Maid for You to Provide Weekly Custodial Services at the Uplands Lodge – Jennifer provided an outline of the costs given in the proposal. Moved and approved unanimously.
 - b. Discuss and ratify the Uplands Association 2024 Tax Return. Vanessa reported that the board needs to approve what was previously emailed. The tax service will file a \$0 return to maintain good standing with the IRS. Signed by Sandra and filed. Motion approved unanimously.
 - c. Discuss Pool Completion Timing and Clubhouse CO for GL Insurance Coverage: The clubhouse is finished and had its grand opening in late June. Due to a permitting delay, the pool's completion is now expected in August. The previous CO expired on 7/26/25, and Brian has requested an extension. Management reported that the insurance provider is ready to bind coverage once the final CO is obtained. State Farm has quoted a premium of \$6.4K/year, which is half of Brown & Brown's quote, and offers better coverage along with an inspection if coverage is bound.
 - d. Brian is looking to schedule a Clubhouse Committee meeting for program activation on September 18th at 2 PM. This timing works for management, and they will call for committee candidates. Only a few representatives from the HOA and board need to attend. Brian asked Edward to email the owners, including new ones closing in September.
 - e. Discuss the scheduling of a Reserve Study for lifestyle amenities. Once completed (clubhouse, pools, and pickleball courts), the board should plan for future repairs, maintenance, and replacements. It's recommended to complete this before finalizing this year's budget. Edward will try to schedule it for September.
 - f. Discuss Preferred Vendors for Facilities Services – Brian suggested changing it over to the same vendor who is providing monitoring for the other associations. Mark can get a quote from the vendor who provides service for trailheads, offices, caretakers, and greeters. Mark will also contact the fire sprinkler alarm companies and HVAC companies for quotes.
- 10) Owners forum – there were no questions or comments from the owner in attendance, aside from looking forward to the pool. She did have a follow-up request to speak with Brandi about the challenge of finding homeowners' insurance.
- 11) Adjournment - Hearing no other discussion or questions, the meeting was adjourned at 11:25 AM.

Submitted:

Secretary – Kendra Decker

Date