

District at Uptown Homeowners Association

Annual Meeting of the Members Minutes

April 28, 2022 at 6:30pm

Please join the Go To Meeting from your computer, tablet or smartphone.

<https://meet.goto.com/236533349>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 236-533-349

In attendance:

Philip Parr- **Director**

Bob Morgan- **Director**

Rick Ramstead- **Director**

Dawn Kelly – **Property Management Group**

Janna Perez- **Property Management Group**

Residents: Nancy Morgan, Angela Waldrop, Rich and Holly Wintersteller, and Eugene & Jane O'Bannon

Meeting began at 6:30pm.

Board Introductions/Notice of Quorum:

- All board members introduced themselves to each other for meeting minutes' purposes.
- PMG stated that board member quorum was met to conduct the annual meeting.

2021 Annual Meeting Minutes Approval:

- Bob Morgan motioned to approve the 2021 annual meeting minutes, Philip Parr seconded this motion, and the motion passes.

Nominee Introductions:

- Philip Parr, Bob Morgan, and Elaine Wood previously submitted their names for the open positions before the meeting.
- Both Philip Parr and Bob Morgan gave brief bios to homeowners in attendance.
- Elaine Wood was not in attendance for the annual meeting.

New Business:

- Rick Ramstead gave an update on the landscaping company. Prime Landscape added dirt and mulch to the center monument area and fixed an irrigation issue that was between Prescott and Crockett. Mr. Ramstead explained that the irrigation system is getting older so more and more needed repairs will need to be made throughout the community. Mr. Ramstead further stated that Greg, with Prime, is very helpful when he is called and any landscaping issues a resident sees, to please report to him so he can get with Prime.

- Philip Parr stated that the past social event was great and would like to see more social events in the community. Mrs. Morgan and Mrs. Waldrop would like to plan another cookout for the community around Saturday, May 21st. The ladies stated that homeowners could help in providing meats and bringing side dishes and they would need some men with grills to help cook for the neighborhood event. Rick Ramstead stated that the ladies may have to change their event because a resident is having his roof and gutters replaced the beginning of the week and the repairs may not be complete by that Saturday, plus PMG reminded everyone that a lot of graduations are happening around that time too. The ladies will get back together and come up with a different day. PMG offered to help out by adding the event to the website and eblasting out to residents, once the ladies confirm a new date.
- Rick Ramstead thanked Rich and Holly Wintersteller for spearheading and hiring a contractor to fix the standing puddle issue on Seaton street.

Election Results:

- PMG stated that the HOA received 13 homeowner votes and Bob Morgan and Philip Parr were elected to the board for 3-year terms.
- Rick Ramstead mentioned having Philip and Bob's positions broken up to give other residents a chance to serve. PMG stated that the board would have to create an amendment to the By-laws on the board terms and send out to the community for a neighborhood vote where this amendment would need 67% approval votes from residents.

Resident Q & A:

- **Holly Wintersteller-** Does Prime Landscaping weed and feed? Rick Ramstead stated that Prime weed and feeds the common area and he is working to stay on top of the contractor to make sure that this happening for the community. PMG stated that according to contract, pre-emergent is put down in February and August and residents' front yards are to be mowed. Philip Parr stated that he just puts down his own pre-emergent and encouraged other homeowners to do the same to help control weeds.
- **Eugene O'Bannon-** Mr. O'Bannon stated that Prime was out yesterday and put out pre-emergent.
- **Angela Waldrop-** Ms. Waldrop thanked PMG for all of their hard work. She works for a title company and stated that PMG is always very accommodating in issuing the resale certificates in a timely manner. PMG mentioned that Jean Wilcox is a real pleasure to work for and she appreciate Ms. Waldrop too.
- **Bob Morgan-** Mr. Morgan asked how the homeowners' access the website? He would like to have a section set up on the website where residents can put their contractor referrals. PMG stated that the website is districtatuptown.com. PMG will send out the website login information again to all residents and set up a contractor page under Resources. Mr. Ramstead stated he would like for PMG to create a blog on the website

instead of putting this contractor information under the Resources section. PMG will get with her IT website manager and see if this blog page can be added.

Meeting adjourned at 6:53pm.