

District at Uptown Homeowners Association

Annual Meeting of the Members Minutes

April 29, 2021 at 6:30pm

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

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United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 398-646-197

In attendance:

Philip Parr- **Director**

Matt Walsh- **Director**

Rick Ramstead- **Director**

Dawn Kelly – **Property Management Group**

Janna Perez- **Property Management Group**

Residents: Carl & Pam Johnson, Elaine Wood, Courtney Compton, Bob & Nancy Morgan, Kenny Williams, Kristin Bergstrom, Tom Springmeier, Jaime Kenny, Angela Waldrop, Janette Angus, and Eugene & Jane O'Bannon

Meeting began at 6:32pm.

Introductions:

- All board members introduced themselves to each other for meeting minutes' purposes.

Notice of Quorum:

- PMG stated that board member quorum was met to conduct the annual meeting.

2020 Annual Meeting Minutes Approval:

- PMG stated that there was a correction needed on the 2020 annual meeting minutes. The date needs to be changed from 2018 to 2020.
- Philip Parr motioned to approve the 2020 annual meeting minutes with the above date correction, Matt Walsh seconded this motion, and the motion passes.

2020 Year End Review:

- Rick Ramstead gave a brief overview of items completed for the 2020 year-end:
 1. Mr. Ramstead walked the property with old board president, Tim Kline, and he is familiar with the sprinkler system and has coordinated with Prime Landscaping to make sure the sprinklers are all watering on the same day.
 2. The pump for the fountain on the north side pond was beyond repair and the City of Keller ordered a replacement pump that was installed so the fountain was up and running again.

3. The City of Keller removed the dumpsters from the conservatory after Mr. Ramstead reported the issue.

Nominee Introductions:

- Rick Ramstead and Elaine Wood previously submitted their names for the open positions before the meeting.
- Both candidates gave brief bios to homeowners in attendance.

2021 Budget Review:

- PMG went through the 2021 budget numbers with homeowners in attendance.
- PMG stated that right now the HOA is on budget for the year.

Election Results:

- PMG stated that the HOA received 19 homeowner votes and Rick Ramstead was elected to the board. Rick Ramstead received 12 votes and Elaine Wood received 7 votes.

Additional Business:

- **ACC Committee-** Elaine Wood asked who was on the ACC committee. PMG stated that at this time, the board was the ACC committee. Carl Johnson, Elaine Wood, Jaime Kenny, Kristin Bergstrom, and Bob Morgan all volunteered to be on the ACC committee. Rick Ramstead motioned for Carl Johnson, Elaine Wood, Jaime Kenny, Kristin Bergstrom, and Bob Morgan to become members of the ACC committee. Philip Parr seconded the motion, all in favor, and the motion passes.

Resident Q & A:

- **Kristin Bergstrom-** Mrs. Bergstrom had the following below questions:
 1. The city community light that is on 24/7, the light was damaged from the storm and will the HOA fix this issue? Homeowners stated that this light belongs to the city since the HOA does not manage, and will need to be reported to the city. Rick Ramstead stated that Mrs. Bergstrom can email him a picture of the light and he will email his city contact, Cody Mayberry, to resolve the issue.
 2. Can each buildings residents use the same roof contractor for roofing needs? The board stated that the HOA is not responsible for overseeing building residents on choosing a roofer, but after much board and homeowner communication, the HOA is only going to submit HOA ACC requests if the roof shingle color and impact resistant shingle is being changed for the building. Homeowners were encouraged to use the same roofing company per building. PMG stated that the roof shingles should have a 25-year roof singles with a warranty.
- **Bob Morgan-** Mr. Morgan asked what the Prime landscaping company actually takes care of and is not responsible for the HOA. Rick Ramstead stated Mr. Morgan can get with him and he can provide that information. PMG stated that the landscaping contract and mow map can be sent out to Mr. Morgan. Other homeowners requested this

information, so PMG will eblast out this information to the community. Mr. Morgan stated he has had problems with the Prime lawncare crew blowing debris and leaves into the emergency and pharmacy areas instead of bagging up the leaves and debris. Rick Ramstead stated that he has talked to Prime Landscaping's project manager (Greg Haman) about these issues and homeowners can report any landscaping issues that they see to PMG to report to Greg Haman and the board.

- **Nancy Morgan-** Mrs. Morgan stated that she and some other homeowners want to plan a social event for June 4th and will get some information together to present to the board.
- **Janette Angus-** Ms. Angus would like to be provided an HOA resident contact list so that she has all residents contact information. PMG will send an information sheet out requesting homeowners to provide contact information for only HOA and resident use to be able to create a directory for the neighborhood.

Meeting adjourned at 7:07pm.