

**SUGARLAND RUN HOME OWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
September 7, 2016

**CALL TO ORDER**

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on September 7, 2016 at 7:30 p.m. in the Community Center. Jimmy O'Connor presided. It was noted that a quorum was present.

Present:

Jimmy O'Connor, President  
Diane Bayless, Vice President  
Raed Muslimani, Treasurer  
Jim Carlson, Director (Late)  
Jorge Frapiccini, Director  
Arnaldo Irizarry, Director  
Rebecca Thomas, Director  
Gabriela, Garza, Sequoia Management  
Daria Collins, Recording Secretary (Sequoia Management)

Absent: Kevin McKernin, Secretary  
Karl Acorda, Director

**APPROVAL OF AGENDA**

Rebecca Thomas **MOVED** that the agenda be approved as amended. Diane Bayless **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**APPROVAL OF MINUTES**

Diane Bayless **MOVED** that the minutes for August 17, 2016 be approved as amended. Rebecca Thomas **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**RESIDENT FORUM**

Members from Snow Swimming spoke with the board again regarding using the Sugarland Run pool for next year.

A homeowner spoke with the board about waiving a returned check fee.

**COMMUNITY RESOURCE OFFICER REPORT**

None.

**DIRECTOR'S REPORT**

Diane Bayless made the board aware of a dead tree between 7/11 and Willow Terrace. She also inquired about having a shred event during the community clean up day on October 15<sup>th</sup>.

Jim Carlson asked the board if it would be plausible to install sidewalks where the new crosswalks have been built near the school.

Jimmy O'Connor informed the board that he has spoken with Supervisor Volpe about the

intersection at Sugarland Run Drive and Sugarland Run Drive.

### MANAGER'S REPORT

\*The board was informed that the community clean up day has been changed to October 15<sup>th</sup>.

\*The board was informed that the pool has closed and will be winterized soon.

\*The board was informed that legal counsel is working to provide the board with various opinions that have been requested.

### OLD BUSINESS

The newsletter and landscaping guidelines committees were further discussed.

The 2017 draft budget was once again presented and discussed.

The board was presented with proposals for the wading pool and it was decided that this would be tabled until the October Regular Meeting.

The results of the community survey were discussed.

### NEW BUSINESS

Diane Bayless **MOVED** to approve the proposal from Premier Turf and Landscaping to remove three trees at a total cost of \$1,475.00. Jimmy O'Connor **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

A proposal for repairs and painting of the Potomac View Fence were presented to the board and it was decided that both the maintenance staff and the volunteers from the community clean up event would work to help repair and paint the fence.

### ANNOUNCEMENT OF NEXT MEETING:

September 21, 2016 7:30 P.M.

### EXECUTIVE SESSION

Jimmy O'Connor **MOVED** to go into executive session to discuss a contract at 9:01 P.M. Diane Bayless **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

Jim Carlson **MOVED** to come out of executive session at 9:08 P.M. Diane Bayless **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

*+ legal matters*

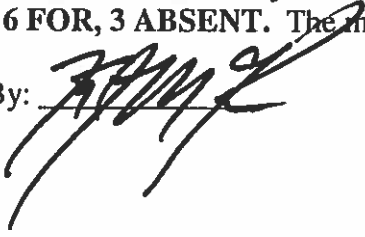
Diane Bayless **MOVED** to approve the grant of a blanket easement for storm drainage and stormwater management purposes over and across all Parcel and Lots owned by the Homeowner Association, the joining in a Stormwater Maintenance Agreement for the wet pond located on Parcel 22, Section 3B, Sugarland Run (a portion of PIN: 012-47-6041), and the transfer and assignment to the County of all of the Homeowners Associations' rights and powers to inspect, maintain, repair, and replace the stormwater infrastructure located within stormwater easements on private lots within Sugarland Run. Jimmy O'Connor **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

The board decided to waive a returned check fee as requested by a homeowner.

**ADJOURNMENT**

Jimmy O'Connor **MOVED** to adjourn the meeting. Diane Bayless **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**. The meeting was adjourned at 9:11 p.m.

Submitted By: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'J. O'Connor', written over a horizontal line.