

SUGARLAND RUN HOME OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS WORKING MEETING

June 21, 2017

CALL TO ORDER

The working meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on June 21, 2017 at 6:30 p.m. in the Office Building. Jimmy O'Connor presided. It was noted that a quorum was present.

Present: Jimmy O'Connor, President
Raed Muslimani, Vice President (left early)
Kevin McKernin, Secretary (left early)
Karl Acorda, Director
Diane Bayless, Director
Jorge Frapiccini, Director (arrived late)
Rebecca Thomas, Treasurer
Gabriela Garza, Sequoia Management
Amber Bricker, Sequoia Management

Absent: Johnny El Zein, Director
Arnaldo Irizarry, Director

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Kevin McKernin **MOVED** that the minutes for June 7, 2017 be approved as amended. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

PRESENTATION OF FINANCIAL STATEMENT

The BOD reviewed the May 2017 financial statement.

Rebecca Thomas informed the BOD that the CD's have been purchased and they are reflected on the May 2017 financial statement.

RESIDENT FORUM

None

MANAGER'S REPORT

*Management informed the BOD about an incident at the pool where a homeowner entered the pool after she was denied access.

*Management notified the BOD that a site plan will need to be obtained to get the Loudoun County building permits for the new garage.

*Management asked the BOD how they would like to proceed with an incident at the basketball courts where a group of teenagers broke one of the benches.

*Management informed the BOD that new office chairs will need to be purchased.

*Management notified the BOD that the Maintenance engineer's last day is June 22, 2017.

*Management informed the BOD that Sequoia Management Company Inc. main office will be closing at noon every Friday for the Summer.

*Management notified the BOD that Dominion Paving came out to look at the parking lot and will

get back a proposal by the next meeting.

*Management informed the BOD that the annual tot lot inspection has been completed. The BOD will be updated with the complete list of repairs and concerns when it is available.

*The BOD was informed of the following events:

Pool Party – July 4, 2017

Adult Pool Party – July 22, 2017

Adult Pool Party – August 26, 2017

DIRECTOR'S REPORT

Raed Muslimani asked the BOD what they would like the frequency of the future Community Survey to be.

Karl Acorda informed the BOD about incident at the pool where the guards had a hard time getting a group of teenagers not following the rules out of the pool.

Diane Bayless informed the BOD that she attended the Broadlands Common Grounds Meeting open house. She shared with the BOD how they are maintaining the storm water ponds and their installation of plaque for native plant species.

Kevin McKernin notified the BOD about an upcoming Motorcycle Show on July 29, 2017 at 200 Greenfield Court.

Jimmy O'Connor asked management to notify the guards to keep the lights on and pay close attention to the covered patio at the pool.

NEW BUSINESS

Kevin McKernin **MOVED** to approve the purchase of 20 pool patio chairs not to exceed \$2,500.00 + tax. Diane Bayless **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

Kevin McKernin **MOVED** to approve the proposal from Premier Turf and Landscaping to remove a total of 5 trees from the 200 Greenfield area at a total cost of \$650.00. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

Kevin McKernin **MOVED** to approve the proposal from J2 Engineers Inc., to draw up a site plan for 200 Greenfield Court not to exceed \$10,000.00. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

Kevin McKernin **MOVED** to approve the purchase of 4 office chairs not to exceed \$1,000.00.

Jimmy O'Connor **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

OLD BUSINESS

The BOD discussed the frequency of future community surveys.

The BOD reviewed two proposals to remove the concrete slab and add landscaping to the old garage site. The BOD asked management to get a proposal to install decking and remove the apron at the old garage site.

Jimmy O'Connor updated the BOD about the VDOT-Board Member meeting regarding the trail-street intersections throughout the community. The BOD asked management to get a proposal to paint hash marks on the trails notifying pedestrians of upcoming street intersections.

EXECUTIVE SESSION

Jimmy O'Connor **MOVED** to go into Executive Session at 7:55 p.m. to discuss legal matters. Diane Bayless **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.

Jimmy O'Connor **MOVED** to come out of Executive Session at 8:00 p.m. Karl Acorda **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.


ANNOUNCEMENT OF NEXT MEETING:

July 5, 2017 at 6:30 p.m.

ADJOURNMENT

Jimmy O'Connor **MOVED** to adjourn the meeting. Karl Acorda **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**. The meeting was adjourned at 8:01 p.m.

Submitted By: _____



Rae & Muslineni