

**SUGARLAND RUN HOME OWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS WORKING MEETING**  
September 20, 2017

**CALL TO ORDER**

The working meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on September 20, 2017 at 6:35 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  
Rebecca Thomas, Treasurer (arrived late)  
Johnny El Zein, Director  
Jorge Frapiccini, Director  
Karl Acorda, Director  
Gabriela Garza, Sequoia Management  
Amber Bricker, Sequoia Management

Absent: Kevin McKernin, Secretary  
Diane Bayless, Director  
Arnaldo Irizarry, Director

**APPROVAL OF AGENDA**

Jimmy O'Connor **MOVED** that the agenda be approved as written. Karl Acorda **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.

**APPROVAL OF MINUTES**

Jimmy O'Connor **MOVED** that the minutes from September 6, 2017 be approved as written. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**PRESENTATION OF FINANCIAL STATEMENT**

The BOD reviewed the August 2017 financial statement.

**RESIDENT FORUM**

None

**MANAGER'S REPORT**

\*Management informed the BOD that the construction of the new garage will begin by Monday, September 25, 2017 and a siding color will need to be chosen.

\*Management notified the BOD that the deposit for the tot lot repairs has been made and they will be updated when the work begins.

\*Management reminded the BOD that the THOA Community Clean-up is scheduled for October 14, 2017 from 8am to 1pm.

\*Management informed the BOD that the THOA BOD has agreed to allow the HOA maintenance personnel to use their Kawasaki Mule when it is not in use.

\*Management notified the BOD about a meeting with Steve Plante regarding the Loudoun County storm water management on Friday, September 29, 2017.

\*The BOD was informed of the following CAC events:

- September 23, 2017 – Beer Fest
- October 28, 2017 – Adult Halloween Costume Party
- October 29, 2017 – Kids Costume Parade
- December 2, 2017 – Adult Ugly Sweater Party
- December 9, 2017 – Breakfast with Santa

### **DIRECTOR'S REPORT**

\*Raed Muslimani informed the BOD about his concerns with Premier Turf & Landscaping's workmanship.

\*Karl Acorda notified the BOD about multiple trashcan with rusted out bottoms throughout the community. He informed the BOD about missing trail markers that were installed by an Eagle Scout. He suggested that the BOD consider adding benches around the lake. He also addressed the BOD about more community outreach through Facebook.

\*Jimmy O'Connor notified the BOD of a request for a meeting from a group opposing the proposed Potomac River Bridge.

### **NEW BUSINESS**

\*The BOD reviewed the proposed postcard proxies for the Annual Meeting and provided minor edits.

\*The BOD decided to remove the swing set on Willow Place.

\*The BOD decided to discard the vending machine in the Office Building.

\*Management notified the BOD of a proposed ARC BOD legal action letter. The BOD informed management to begin using the proposed letter.

\*Rebecca Thomas **MOVED** to approve the proposal from Premier Turf and Landscaping to remove several dead or declining trees in the amount of \$9,050.00. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

### **OLD BUSINESS**

\*The BOD discussed various options for community outreach to residents.

\*The BOD reviewed the 2016 Resident Survey questions to determine questions for the 2017 Resident Survey.

### **ANNOUNCEMENT OF NEXT MEETING:**

October 4<sup>th</sup>, 2017 at 6:30 p.m.

### **EXECUTIVE SESSION**

None

### **ADJOURNMENT**

Jimmy O'Connor **MOVED** to adjourn the meeting. Rebecca Thomas **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**. The meeting was adjourned at 8:22 p.m.

Submitted By: 