

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

August 16, 2017

**CALL TO ORDER**

The working meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on August 16, 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  
Arnaldo Irizarry, Director  
Karl Acorda, Director  
Diane Bayless, Director  
Rebecca Thomas, Treasurer  
Gabriela Garza, Sequoia Management  
Amber Bricker, Sequoia Management

Absent: Johnny El Zein, Director  
Kevin McKernin, Secretary  
Jorge Frapiccini, Director

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Jimmy O'Connor **MOVED** that the minutes for August 2, 2017 be approved as written. Raed Muslimani **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**PRESENTATION OF FINANCIAL STATEMENT**

The BOD reviewed the July 2017 financial statement.

**RESIDENT FORUM**

\*Multiple residents attended the meeting and requested the BOD consider initiating the permit parking process on North Midland Avenue, Farmington Lane, Farmington Court, and Farmington Terrace.

\*A resident attended the meeting and notified the BOD of another resident's sump pump drainage onto common area.

\*A resident attended the meeting and informed the BOD that she doesn't think the Potomac View Fence should be removed.

**MANAGER'S REPORT**

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

\*Management notified the BOD that the Building Permit for the new garage was denied by Loudoun County but the necessary changes have been made and the plans have been re-submitted.

\*Management informed the BOD that color of the roof shingles for all the buildings needs to be chosen.

\*Management notified the BOD that the lake has been treated for algae twice and the fountain was

unclogged.

\*Management informed the BOD of a request from a homeowner to be reimbursed for his car being towed.

\*Management notified the BOD of a request from the Life Church to put signage in the community for an upcoming event.

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

August 26<sup>th</sup>, 2017 – Adult Pool Party

September 23<sup>rd</sup>, 2017 – Beer Fest

October 28<sup>th</sup>, 2017 – Adult Halloween Costume Party

October 29<sup>th</sup>, 2017 – Kids Costume Parade

December 2<sup>nd</sup>, 2017 – Adult Ugly Sweater Party

December 9<sup>th</sup>, 2017 – Breakfast with Santa

## **DIRECTOR'S REPORT**

None

## **NEW BUSINESS**

\*The BOD reviewed two different examples of postcard proxies for the Annual Meeting.

Management will send legal the example picked by the BOD for review.

\*Rebecca Thomas **MOVED** to approve the proposal from Premier Turf and Landscaping to provide aeration and over seeding in the common area throughout the community in the amount of \$9,350.00. Karl Acorda **SECONDED** the motion and it **FAILED 6 AGAINST, 3 ABSENT**.

\*Jimmy O'Connor **MOVED** to table the discussion and motion to winterize the pool. Raed Muslimani **SECONDED** the motion and it was **TABLED 6 FOR, 3 ABSENT**.

## **OLD BUSINESS**

\*The BOD discussed the future of the Potomac View Fence. The BOD asked management to contact Suzanne Volpe to see if there is a survey of the property where the Potomac View Fence is located.

\*The BOD decided to launch the next community survey in October and keeping it active through December; they will review the previous survey to provide edits to the upcoming survey.

\*Rebecca Thomas **MOVED** to approve the proposal from Stonehill Company to demo the old garage site pad and add landscaping in the amount of \$5,935.00. Arnaldo Irizarry **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

\*The BOD decided to table the discussion about broadcasting meetings until the full BOD is present.

\*The BOD discussed community outreach to residents.

\*Rebecca Thomas **MOVED** to approve the grant of a blanket easement for storm drainage and storm water management purposes over and across Parcel A, Parcel B, and Reserve Area, Sugarland West, and the transfer and assignment to the County of all of the Sugarland Run Homeowners Association Inc., rights and power to inspect, maintain, repair, and replace the storm water infrastructure located within storm water easements on private lots within Sugarland. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

## **ANNOUNCEMENT OF NEXT MEETING:**

September 6, 2017 at 6:30 p.m.

## **EXECUTIVE SESSION**


Jimmy O'Connor **MOVED** to go into Executive Session at 8:17 p.m. to discuss legal matters. Diane Bayless **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

Jimmy O'Connor **MOVED** to come out of Executive Session at 8:28 p.m. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**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 8:29 p.m.

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

 \_\_\_\_\_