

SUGARLAND RUN HOME OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

March 1, 2017

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on March 1, 2017 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
Kevin McKernin, Secretary
Rebecca Thomas, Treasurer
Karl Acorda, Director
Arnaldo Irizarry, Director
Jorge Frapiccini, Director
Gabriela Garza, Sequoia Management
Amber Bricker, Sequoia Management

Absent:

Raed Muslimani, Vice President
Diane Bayless, Director

LOUDOUN COUNTY BOARD OF SUPERVISORS

Suzanne Volpe attended the meeting and informed the BOD that the traffic study requested for the intersection of Sugarland Run Drive and Sugarland Run Drive will not be pursued. VDOT determined that if the traffic flow is adjusted it may have increased potential for traffic accidents. Suzanne Volpe informed the BOD that Loudoun County continues to finalize the storm water drain easements and will complete an inventory in the 2017 calendar year. Suzanne Volpe also notified the BOD that North Cottage Road and South Cottage Road will be repaved in the 2017 calendar year.

APPROVAL OF AGENDA

Jimmy O'Connor **MOVED** that the agenda be approved as amended. Kevin McKernin **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**.

APPROVAL OF MINUTES

Jimmy O'Connor **MOVED** that the minutes for February 15, 2017 be approved as written. Kevin McKernin **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**.

PRESENTATION OF FINANCIAL STATEMENT

The BOD reviewed the January 2017 financials.

COMMUNITY POLICING REPORT

Not Present

RESIDENT FORUM

A homeowner asked about the markings for the new street lights on Penny Lane in yards and on the street.

MANAGER'S REPORT

The BOD was notified that the leak at the Community Center has been repaired. The BOD was updated about the 2017 light installations.

Management contacted legal and was informed a 30-day notice to residents is required to change the SRHOA BOD meeting time. The March 2017 Newsletter includes the SRHOA BOD meeting time change to 6:30p.m. effective April 5, 2017.

*The board was informed of the following events:

Trivia Night – March 11, 2017

Taste and Tint – March 24, 2017

Egg Hunt – March 26th, 2017 Rain Date April 2, 2017

Lake Clean Up – April 22, 2017

Board Game Tournament – April 29, 2017

DIRECTOR'S REPORT

Jimmy O'Connor asked management to contact the Potomac Gardens Apartment complex to trim back bushes on Sugarland Run Drive to increase visibility at the intersection of Sugarland Run Drive and Sugarland Run Drive.

NEW BUSINESS

Kevin McKernin **MOVED** to approve the proposal to rent a storage POD to store the equipment for the garage at a total cost of \$650.66. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**.

Kevin McKernin **MOVED** to approve the proposal to demolish the existing garage at a price not to exceed \$7500.00 from Stonehill Companies. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**.

The BOD signed a new contract for fire alarm monitoring at the Community Center with SETEC.

OLD BUSINESS

Kevin McKernin **MOVED** to approve the revised pool rules effective March 1, 2017. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**.

The BOD discussed the 2016 Survey.

Kevin McKernin **MOVED** to approve the Grounds Maintenance Agreement, effective March 1, 2017 from Premier Turf and Landscaping. Jimmy O'Connor **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**.

EXECUTIVE SESSION

Jimmy O'Connor **MOVED** to go into Executive Session at 8:30 p.m. to discuss a write-off. Karl Acorda **SECONDED** the motion and it **PASSED 5 FOR, 2 ABSENT, 1 OPPOSED**.

Jimmy O'Connor **MOVED** to come out of Executive Session at 9:07 p.m. Jorge Frapiccini **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**.

Kevin McKernin **MOVED** to approve the write-off from account number 73066 (previous owner) in the amount of \$240.58 per the recommendation of legal counsel Segan, Mason and Mason. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**.

ANNOUNCEMENT OF NEXT MEETING

March 15, 2017

ADJOURNMENT

Jimmy O'Connor **MOVED** to adjourn the meeting. Rebecca Thomas **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT**. The meeting was adjourned at 8:33 p.m.

Submitted By: 