

SUGARLAND RUN HOME OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS WORKING MEETING
May 17, 2017

CALL TO ORDER

The working meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on May 17, 2017 at 6:33 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
Kevin McKernin, Secretary
Karl Acorda, Director
Diane Bayless, Director
Jorge Frapiccini, Director
Arnaldo Irizarry, Director
Gabriela Garza, Sequoia Management
Amber Bricker, Sequoia Management

Absent: Rebecca Thomas, Treasurer
Johnny El Zein, Director

LOUDOUN COUNTY BOARD OF SUPERVISORS

Suzanne Volpe attended the meeting and notified the BOD that VDOT will be milling and paving multiple streets in Sugarland Run beginning in July 2017. She also informed the BOD of a request to install crosswalks at trail and street intersections within Sugarland Run. She explained that the trail heads must be ADA compliant and up to VDOT guidelines and currently most of them are not in compliance. She discussed another option might be to install signage informing residents of these intersections.

APPROVAL OF AGENDA

Jimmy O'Connor **MOVED** that the agenda be approved as written. Kevin McKernin **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

APPROVAL OF MINUTES

Diane Bayless **MOVED** that the minutes for May 3, 2017 be approved as amended. Jimmy O'Connor **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

PRESENTATION OF FINANCIAL STATEMENT

The BOD reviewed the April 2017 financial statement.
Rebecca Thomas submitted a financial report for the BOD to review regarding the purchase of three CDs.

RESIDENT FORUM

None

MANAGER'S REPORT

Management notified the BOD that CMI continues to work on the 2017 street lights.
The BOD was informed that management and Winkler have been working together to get ready for the 2017 pool season. There is a leak in the bathhouse that will need to be fixed before the pool

inspection.

The BOD was informed of the following events:

Summer Kickoff Party – June 2017

Pool Party – July 4, 2017

DIRECTOR'S REPORT

Karl Acorda notified management that the lights on Avondale Drive and Victoria Place are not working.

Arnaldo Irizarry asked the BOD who did the repaving on Park Hill Court.

Kevin McKernin notified the BOD that a property management company contacted him.

Jimmy O'Connor informed the BOD that he will not be attending the next meeting. He also notified the BOD he contacted Loudoun County about installing crosswalks at trail and street intersections.

He asked management to contact legal regarding account # 20500.

NEW BUSINESS

Kevin McKernin **MOVED** to approve the proposal from Stonehill Company to install new roof shingles at the office building and community center at a total cost of \$39,000.00. Karl Acorda **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

Kevin McKernin **MOVED** to purchase three certificates of deposit from John Marshall Bank. A 6 month for \$50,000.00 at .65%, a 9 month for \$50,000.00 at 1.00% and a 12 month for \$100,000.00 at 1.15%. Jimmy O'Connor **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

Kevin McKernin **MOVED** to purchase three picnic tables for the pool patio area from Home Depot at a total cost of \$2,697.00 plus tax. Diane Bayless **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

The tree removal proposal from the annual tree inspection was tabled until the next meeting.

OLD BUSINESS

The BOD discussed details regarding the pavilion options for the old garage space. Management will gather more information and present it at the next meeting.

The BOD continued the discussion about broadcasting board meetings to residents using video/phone conference calls.

The BOD discussed the 2016 community survey.

The BOD discussed options for future community surveys regarding the timing and the frequency.

EXECUTIVE SESSION

Jimmy O'Connor **MOVED** to go into Executive Session at 8:39 p.m. to discuss legal and personnel matters. Raed Muslimani **SECONDED** the motion and it **PASSED 6 FOR, 2 ABSENT, 1 OPPOSED**.

Kevin McKernin **MOVED** to come out of Executive Session at 8:44 p.m. Arnaldo Irizarry **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

ANNOUNCEMENT OF NEXT MEETING:

June 7, 2017 at 6:30 p.m.

ADJOURNMENT

Jimmy O'Connor **MOVED** to adjourn the meeting. Kevin McKernin **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**. The meeting was adjourned at 8:45 p.m.

Submitted By: 