

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

April 4, 2018

**CALL TO ORDER**

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on April 4, 2018 at 6:30 p.m. in the Community Center. Raed Muslimani presided. It was noted that a quorum was present.

Present: Raed Muslimani, President  
Karl Acorda, Vice President  
Rebecca Thomas, Treasurer  
Kevin McKernin, Secretary  
Jimmy O'Connor, Director  
Arnaldo Irizarry, Director  
Johnny El Zein, Director (arrived late)  
Gabriela Garza, Sequoia Management  
Amber Bricker, Sequoia Management

Absent: Jorge Frapiccini, Director  
Diane Bayless, Director

Others present: Sugarland Run Dolphin Swim Team Board

**APPROVAL OF AGENDA**

Raed Muslimani **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 March 7, 2018 be approved as written. Rebecca Thomas **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**NEW BUSINESS**

\*The BOD discussed concerns they have for the upcoming swim season with the Sugarland Run Dolphin Swim Team Board Members.

**FINANCIAL REPORT**

Rebecca Thomas reviewed the February 2018 financials with the BOD.

**RESIDENT FORUM**

A homeowner requested an update on the permit parking process for N. Midland Ave.

A homeowner asked the BOD if anything was being done about the sump pump discharge from a resident on Kale Ave onto common area and homeowner properties between Farmington Lane and Kale Avenue.

**MANAGER'S REPORT**

\*Management informed the BOD that Stonehill Company has completed the fencing around the dumpster area and Republic Services has been contacted to move the dumpsters. Management will obtain options for shielding the dumpsters from neighboring properties view.

\*Management notified the BOD that a proposal from Stonehill Company has been obtained to install Luxury Vinyl Flooring throughout the Community Center. Management to obtain additional proposals for different flooring types.

### DIRECTOR'S REPORT

\*Jimmy O'Connor requested that management have the bike rack moved back in front of the community center before pool season starts. He asked for an update on the trashcan replacement throughout the community. He also informed the BOD that no responses were given to two emails and would like a quicker response time for received emails by management.

\*Karl Acorda asked management why the street lights on various streets in the community are on 24 hours a day. He also informed the BOD that the tennis court rules sign needs to be replaced after blowing away during the recent wind storm.

\*Raed Muslimani informed the BOD that there has been continual growth in the amount of resident signing up for the email subscription Newsletter.

\*Kevin McKernin notified the BOD that he is looking for a volunteer on the BOD to take over the website since he will be resigning at the end of this year.

### NEW BUSINESS

\*An Eagle Scout from Troop 950 presented proposed renovations the Sugarland Run Pool Shed needs and requested a monetary donation from the BOD to complete the renovations.

\*Kevin McKernin **MOVED** to approve the proposal from SETEC to provide and install an Intrusive Detection System in the office building in the amount of \$3,526.84. Karl Acorda **SECONDED** the motion and it **FAILED 7 AGAINST, 2 ABSENT**.

\*The BOD discussed repairing the damaged sections of the Potomac View Fence. Management to obtain a formal proposal to survey the Potomac View Fence area.

### OLD BUSINESS

\*Raed Muslimani informed the BOD that ARC violations that are also in violation of Loudoun County Ordinances will be submitted to Loudoun County when the ARC violation is at the ARC Hearing notice stage. He also notified the BOD he has been in contact will legal counsel regarding suspended amenities for homeowners that have open violations.

\*The BOD discussed the 2017 Community Survey results.

\*The BOD reviewed three additional Tot Lot renderings submitted by All Recreation.

\* The BOD requested that management obtain a proposal to have a metal electrical box installed at the old garage site.

### ANNOUNCEMENT OF NEXT MEETING

April 18, 2018 at 6:30 p.m.

### EXECUTIVE SESSION

Raed Muslimani **MOVED** to go into Executive Session at 8:24 p.m. to discuss legal matters. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 1 OPPOSED (Kevin McKernin), 2 ABSENT**.

Kevin McKernin **MOVED** to come out of Executive Session at 8:30 p.m. Rebecca Thomas **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**.

### ADJOURNMENT

Raed Muslimani **MOVED** to adjourn the meeting. Kevin McKernin **SECONDED** the motion and it **PASSED 7 FOR, 2 ABSENT**. The meeting was adjourned at 8:31 p.m.

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