

SUGARLAND RUN HOME OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

May 2, 2018

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on May 2, 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 (arrived late)
Kevin McKernin, Secretary
Jimmy O'Connor, Director
Arnaldo Irizarry, Director
Diane Bayless, Director
Johnny El Zein, Director (arrived late)
Gabriela Garza, Sequoia Management
Amber Bricker, Sequoia Management

Absent: Jorge Frapiccini, Director

APPROVAL OF AGENDA

Kevin McKernin **MOVED** that the agenda be approved as written. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

APPROVAL OF MINUTES

Kevin McKernin **MOVED** that the minutes for April 18, 2018 be approved as written. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

RESIDENT FORUM

*A homeowner notified the BOD of Countryside's Spring Shred Event on Saturday, May 19th. The homeowner also informed the BOD about an article he shared regarding HOA's restrictions on solar panels.

MANAGER'S REPORT

*Management notified the BOD that the Chain Link Fence Privacy Tape is being installed around the dumpsters by the maintenance staff.

*Management informed the BOD that the site work has been finished for the Potomac View Fence survey; once the survey has been completed it will be sent to the BOD electronically for their review.

*Management notified the BOD that the Tennis Court Rules sign has been installed.

*Management informed the BOD that the Sugarland Run Dolphin Swim Team have received their sponsorship check.

*Management provided an update on the structural pruning on the newly planted trees. Premier Turf and Landscaping will be back out in Fall to finish the structural pruning.

RESIDENT FORUM

*A homeowner notified the BOD about a fox den located near her property and asked the BOD to consider relocating or exterminating the foxes.

*Two homeowners updated the BOD about an ongoing issue with ground water discharge on to their properties.

DIRECTOR'S REPORT

*Jimmy O'Connor informed the BOD that the Sugarland Run entrance sign has some minor deterioration. Management will contact ColorNet Printing & Graphics to assess the damage to the sign and see if there is any warranty.

*Diane Bayless notified the BOD that Premier Turf and Landscaping didn't complete the structural pruning on the newly plants trees, and she had to remove the tags that were cutting into the trees. She also requested the BOD think about replacing large trees that are removed by the association.

*Karl Acorda asked management who is responsible for the tree debris off Sugarland Run Drive behind Sugarland Square Court. He requested that management schedule a meeting with the Architectural Review Committee, Sugarland Run Townhouse Owner Association, and the Sugarland Run Homeowners Association. He also informed the BOD that he could not located the office hours on the SRHOA website.

*Raed Muslimani asked management for updates on the security monitoring in the Office Building, proposals for Community Center flooring, and the trail inspection. He notified the BOD he spoke to legal regarding suspending pools pass for open violations and management will forward the legal opinion to the BOD. He also informed the BOD he completed the Memorandum of Understanding for the Sugarland Run Dolphins Swim Team and will send it out for their review.

*Rebecca Thomas informed the BOD that she has noticed other perimeter fences in the area that have berms to protect the fences from vehicle collisions.

NEW BUSINESS

*Kevin McKernin **MOVED** to approve the proposal from Premier Turf and Landscaping to remove several dead or declining trees in the amount of \$1,800.00. Karl Acorda **SECONDED** the motion and it **PASSED 7 FOR, 1 ABSTAINED (Diane Bayless), 1 ABSENT**.

OLD BUSINESS

*The BOD discussed the 2017 Community Survey results.

*Kevin McKernin **MOVED** to approve the proposal from All Recreation to rebuild the tot lot at 200 Greenfield Court in the amount of \$165,000.00. Karl Acorda **SECONDED** the motion and it **PASSED 8 FOR, 1 ABSENT**.

ANNOUNCEMENT OF NEXT MEETING

May 16, 2018 at 6:30 p.m.

EXECUTIVE SESSION

None

ADJOURNMENT

Kevin McKernin **MOVED** to adjourn the meeting. Karl Acorda **SECONDED** the motion and it **PASSED 8 FOR, 1 ABSENT**. The meeting was adjourned at 8:01 p.m.

Submitted By: _____