

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

July 3, 2019

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on July 3, 2019 at 6:30 p.m. in the Office Building. Karl Acorda presided. It was noted that a quorum was present.

Present: Karl Acorda, Vice-President
Diane Bayless, Treasurer
Dave Webster, Director
Jimmy O'Connor, Director
Glenys Wright, Director
Gabriela Garza, Sequoia Management
Lisa Mulloy, Sequoia Management

Absent: Raed Muslimami- President
Sonia Ballinger – Secretary
Arnaldo Irizary- Director
Jorge Frapiccini -Director

APPROVAL OF AGENDA

Dave Webster **MOVED** that the agenda be approved as amended. Diane Bayless **SECONDED** the motion and it **PASSED, 5 FOR 4 ABSENT.**

APPROVAL OF MINUTES

Dave Webster **MOVED** that the minutes from June 19, 2019 be approved as amended. Glenys Wright **SECONDED** the motion and it **PASSED, 5 FOR 4 ABSENT.**

COMMUNITY POLICING REPORT

Deputy Holben from the Loudoun County Sheriff's Department was in attendance to announce that he is moving on to become a School Resource Officer. Deputy Holben introduced Deputies Jordan and Vargas who will be working in the area.

RESIDENT FORUM

A homeowner was in attendance in reference to an ongoing issue with a neighbor's barking dog. Another homeowner had questions about electric panels at the pool, amending the Associations bylaws and an upcoming Eagle Scout Project.

EXECUTIVE SESSION

- Jimmy O'Connor **MOVED** to go into executive session to discuss contract issues at 7:22 p.m. Diane Bayless **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT.**
- Diane Bayless **MOVED** to come out of executive session at 8:02 p.m. Jimmy O'Connor **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT.**

DIRECTOR'S REPORT

- Glenys Wright asked management for an update on the website. Management advised work is being done to get minutes and accurate information posted.
- Jimmy O'Connor stated that the letter T is still missing from the entrance sign and requested a completion date for it to be replaced. He also raised questions about a lake management plan, a light switch in the men's restroom at the pool, and an asset inspection schedule that he would like the BOD and management to consider.
- Dave Webster would like an update from management on the missing basketball hoops.

MANAGER'S REPORT

- Management informed the BOD that an officer from Animal Control will be in attendance to discuss services they have to offer to the community.
- Management advised there will be an Eagle Scout in attendance to discuss a possible project.
- Management notified there is a huge crack in the diving board and has provided a proposal from Winkler Pool Management for a replacement diving board.
- Management advised there were concerns about a few trees behind Wrightwood Lane that were not on the list provided by Premier.
- Management provided a proposal; for the repairs at the pool house bathrooms for the BOD to approve.
- Management noted that Diane Bayless will provide the BOD with an update regarding Loudoun Literacy hosting English classes in the Community Center.
- Management provided two proposals for trail repairs for the BOD to review.
- Management has submitted several options for CDAR purchases for the BOD to consider.
- Management had provided proposals for fountain repairs/replacement to be considered.
- Management noted that proposals for the HVAC system have been provided to the BOD.
- Management advised that the missing letter T would be replaced on the entrance sign as soon as possible.
- Management reminded the BOD that the office will be closed on July 4th and 5th.

NEW BUSINESS

- Deputy Chief of Community Programs, Virginia Newsome from the Department of Animal Services was in attendance to inform the BOD and community of programs that are available to residents in order to assist with vaccines, microchipping, and emergency vet costs. She also discussed fostering programs and provided tips for reporting nuisance barking.
- Diane Bayless **MOVED** to approve Winkler Pool Management to purchase and build a lap lane reel at a total cost not to exceed \$4000.00. Jimmy O'Connor **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.
- Diane Bayless **MOVED** to approve the proposal from Winkler Pool Management to install

a new diving board at a total cost of \$4975.00 plus shipping. Dave Webster **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.

- The proposal for tree removal was tabled. The BOD would like to obtain a proposal to remove tree debris and material and would like to hear other options on how this can be done.
- Diane Bayless **MOVED** to approve the motion from Wacker Plumbing to repair men's toilet and urinal at the pool at a total cost of \$988.00. Dave Webster **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.
- The BOD agreed that Loudoun Literacy will utilize Room A on Monday evenings from 7pm until 8:45pm for 9 weeks beginning on October 2019.

OLD BUSINESS

- Diane Bayless **MOVED** to approve the proposal from Finley Asphalt and Concrete to repair several trail sections at a total cost of \$195,356.00. Jimmy O'Connor **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.
- Diane Bayless **MOVED** to approve the BOD to purchase CDARS from John Marshall Bank. Jimmy O'Connor **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.
- Diane Bayless **MOVED** to approve the proposal from Solitude Lake Management to install a new fountain at a total cost of \$13,638.00. Dave Webster **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.
- Diane Bayless **MOVED** to approve the proposal from Vernon Heating and AC Inc. to repair the compressor at a total cost of \$5740.03. Dave Webster **SECONDED** the motion and it **PASSED, 4 FOR, 1 AGAINST (Karl Acorda) and 4 ABSENT**

ANNOUNCEMENT OF NEXT MEETING

July 17, 2019 at 6:30 p.m.

ADJOURNMENT

Jimmy O'Connor **MOVED** to adjourn the meeting. Dave Webster **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**. The meeting was adjourned at 9:33p.m.

Submitted By: _____