

SUGARLAND RUN HOME OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
June 6 2019

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on June 6, 2019 at 6:30 p.m. in the Office Building. Raed Muslimani presided. It was noted that a quorum was present. Raed Muslimani informed everyone in attendance that the meeting was being broadcasted and recorded.

Present: Raed Muslimani, President
Karl Acorda, Vice President
Diane Bayless, Treasurer
Dave Webster, Director
Arnaldo Irizarry, Director
Jorge Frapiccini, Director
Jimmy O'Connor, Director
Glenys Wright, Director
Gabriela Garza, Sequoia Management
Amber Bricker, Sequoia Management

Absent: Sonia Ballinger, Secretary

APPROVAL OF AGENDA

Diane Bayless **MOVED** that the agenda be approved as amended. Jorge Frapiccini **SECONDED** the motion and it **PASSED, 8 FOR, 1 ABSENT.**

APPROVAL OF MINUTES

Jimmy O'Connor **MOVED** that the minutes from May 15, 2019 be approved as written. Arnaldo Irizarry **SECONDED** the motion and it **PASSED, 8 FOR, 1 ABSENT.**

RESIDENT FORUM

None

DIRECTOR'S REPORT

- Jimmy O'Connor notified the BOD and management that the letter T is missing from the entrance sign to the entrance to the parking lot at the Community Center. He asked for an update regarding Loudoun County removing the tree in the pond. He also informed the BOD that the location of the memorial bench for Alicia Winterbottom will need to be determined.
- Diane Bayless notified the BOD that she met with Premier Turf and Landscaping to discuss the Pond Assessment; the "no mow" area and trees around Willow Lake that need to be removed were determined at the meeting.
- Karl Acorda requested an update from management on the leak in the Office Building, when the fountain will be unclogged, and when the lights on Sugarland Run Drive between the Avondale intersections will be fixed. He also asked management to send of the RFP for a new lake management company to the BOD again.

MANAGER'S REPORT

- Management notified the BOD that rates from various banks for CD purchases have been included.
- Management informed the BOD that AC in the Community Center is not working at full capacity and a proposal has been obtained for the repairs. Additional proposals to have the entire system replaced were also requested but haven't been received by management yet.
- Management notified the BOD that Premier Turf and Landscaping has submitted several proposals

- for tree removal and vegetation removal.
- Management notified the BOD that Premier Turf and Landscaping has submitted a proposal to have the area along Sugarland Run drive behind Abbey Circle regraded.
- Management notified the BOD that Diane Bayless will have an update regarding Loudoun Literacy hosting English classes in the community.
- Management informed the BOD that SETEC submitted an updated proposal to install security cameras at the tot lot at 200 Greenfield Court.
- Management notified the BOD that Amber Bricker will no longer record meeting minutes once she goes on maternity leave.
- Management notified the BOD of the following date:
 - Staff Luncheon – June 21, 2019

NEW BUSINESS

- The BOD reviewed rates from various banks for CD purchases. Management to obtain more information from one of the banks and BOD will review further at the next meeting.
- The BOD reviewed a proposal to have the AC at the Community Center repaired. Management to obtain additional proposals to have the entire system replaced and the BOD will review further at the next meeting.
- Karl Acorda **MOVED** to approve to remove several trees at several areas at a total cost of \$1,500.00. Diane Bayless **SECONDED** the motion and it **PASSED 8 FOR, 1 ABSENT**.
- Karl Acorda **MOVED** to approved to dig up and remove bamboo located behind 418 Avondale Drive at a total cost of \$1,250.00. Raed Muslimani **SECONDED** the motion and it **FAILED 2 FOR, 6 AGAINST (Karl Acorda, Diane Bayless, Glenys Wright, Arnaldo Irizarry, Raed Muslimani, and Jimmy O'Connor), 1 ABSENT**.
- Karl Acorda **MOVED** to approved to remove all mulberry trees less than 1" in diameter, all chokeberry trees less than 2" in diameter, all invasive pear trees less than 2" in diameter, and limb up all other trees around the lake with a minimum clearance of 5 feet. Diane Bayless **SECONDED** the motion and it **PASSED 5 FOR, 3 AGAINST (Karl Acorda, Raed Muslimani, and Jimmy O'Connor), 1 ABSENT**.
- Karl Acorda **MOVED** to approved to regrade/level grass strip between curb along Sugarland Run Drive and homeowners' fences starting at Abbey Circle at a total cost of \$1,800.00. Jimmy O'Connor **SECONDED** the motion and it **FAILED 3 FOR, 5 AGAISNT (Karl Acorda, Diane Bayless, Jorge Frapiccini, Arnaldo Irizarry, and Jimmy O'Connor), 1 ABSENT**.
- The BOD discussed the issues at the pool regarding cleanliness and rule enforcement that have occurred so far this season. They requested that management have a discussion with Winkler Pool Management about these issues to have them fixed. They also discussed the repairs to the pool that caused it to be closed June 3rd and 4th.
- The BOD discussed the process and first steps they need to take to amend the Bylaws and Covenants.

OLD BUSINESS

- Diane Bayless notified the BOD that she spoke with Loudoun Literacy regarding them hosting English classes for free in the community. She will provide the BOD with more information at the next meeting.
- Karl Acorda **MOVED** to approve to install five new cameras and replace two around the Greenfield tot lot at a total cost of \$7,591.28. Dave Webster **SECONDED** the motion and it **PASSED 5 FOR, 3 AGAINST (Diane Bayless, Glenys Wright, and Jimmy O'Connor), 1 ABSENT**.
- Management informed the BOD that two additional contractors have been contacted to do a trail assessment and provide proposals to compare with the proposal already obtained.
- Dave Webster informed the BOD that he spoke with the residents on and around Pheasant Run Court to see if there was interest in having a tot lot installed at the old tot lot location and there

was a lot of interest. Management to get two proposals for the installation of a tot lot in this area.

EXECUTIVE SESSION

- Karl Acorda **MOVED** to go into executive session to discuss legal matters at 8:25 p.m. Dave Webster **SECONDED** the motion and it **PASSED 8 FOR, 1 ABSENT**.
- Jimmy O'Connor **MOVED** to come out of executive session at 8:47 p.m. Dave Webster **SECONDED** the motion and it **PASSED 8 FOR, 1 ABSENT**.

MISCELLANEOUS ITEMS

- Karl Acorda **MOVED** to approve the write off per the recommendation of legal counsel Segan, Mason and Mason at a total cost of \$2,709.13. Diane Bayless **SECONDED** the motion and it **PASSED 8 FOR, 1 ABSENT**.

ANNOUNCEMENT OF NEXT MEETING

June 19, 2019 at 6:30 p.m.

ADJOURNMENT

Jorge Frapiccini **MOVED** to adjourn the meeting. Jimmy O'Connor **SECONDED** the motion and it **PASSED 8 FOR, 1 ABSENT**. The meeting was adjourned at 8:49 p.m.

Submitted By: Sonie Ballinger