

**SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS WORKING MEETING**  
July 17, 2019

**CALL TO ORDER**

The working meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on July 17, 2019 at 6:30 p.m. in the Office Building. Raed Muslimani presided. It was noted that a quorum was present. Raed Muslimani notified all in attendance that the meeting was being broadcasted.

Present: Raed Muslimani, President  
Karl Acorda, Vice President  
Jimmy O'Connor, Director  
Glenys Wright, Director  
Dave Webster, Director  
Jorge Frapiccini, Director (arrived late)  
Lisa Mulloy, Sequoia Management  
Gabriela Garza, Sequoia Management

Absent: Diane Bayless, Treasurer  
Sonia Ballinger, Secretary  
Arnaldo Irizarry, Director

**APPROVAL OF AGENDA**

Jimmy O'Connor **MOVED** that the agenda be approved as written. Dave Webster **SECONDED** the motion and it **PASSED FOR 5, 4 ABSENT**.

**APPROVAL OF MINUTES**

Jimmy O'Connor **MOVED** that the minutes from July 3, 2019 be approved as amended. Glenys Wright **SECONDED** the motion and it **PASSED 5 FOR, 4 ABSENT**.

**RESIDENT FORUM**

None Present

**DIRECTOR'S REPORT**

- Glenys Wright asked management to provide an update on the website, contractor scheduling, the purchase of CDAR's and the replacement of the fountain of the pond.
- Jorge Frapiccini asked management to provide an updated contract spreadsheet.
- Jimmy O'Connor advised that he had an update on the Eagle Scout Project, and he believes the Loudoun County portion of the trail is the subject of the project now. Jimmy O'Connor also suggested that the old wooden dumpster fencing at the pool area be removed due to its deteriorating condition and the fact that it is no longer used.
- Karl Acorda asked management about the volleyball net and when it would be put up.

**MANAGER'S REPORT**

- Management provided the BOD with an example of an Asset Inventory sheet.
- Management advised the BOD that the Amendment of Documents was on the agenda in order to continue the discussion.
- Management provided the BOD a proposal from Premier Turf and Landscaping for tree removal behind a property on Wrightwood Place.
- Management advised the BOD that Adrian Martinez has been cleared to return to work on light duty and all large/heavy jobs will be outsourced until Adrian is back to full duties at work.

- Management advised the BOD that the office will be closing at noon on July 19, 2019.

### **NEW BUSINESS**

- The Asset Inspection checklist was discussed. The BOD determined that inspections will be done bi-weekly and management will provide the BOD results at the monthly working session.

### **OLD BUSINESS**

- The BOD discussed amending the governing documents and decided that each member would bring forth their top five suggestions at the next working session. The Declaration and Covenants will be the priority.
- Karl Acorda **MOVED** to approve the proposal from Premier Turf and Landscaping to flush cut and remove a dying Oak tree and remove 1 large leaning branch at a total cost of \$1400.00. Dave Webster **SECONDED**.
- Karl Acorda **MOVED** to withdraw the motion to approve proposal from Premier Turf and Landscaping to flush cut and remove a dying Oak tree and remove 1 large branch at a total cost of \$1400.00. Jimmy O'Connor **SECONDED**, and it **PASSED 6 FOR, 3 ABSENT**.

### **EXECUTIVE SESSION**

None

### **ANNOUNCEMENT OF NEXT MEETING**

August 7, 2019 at 6:30 p.m.

### **ADJOURNMENT**

Jorge Frapiccini **MOVED** to adjourn the meeting. Jimmy O'Connor **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**. The meeting was adjourned at 7:38 p.m.

Submitted By:

Sonia Bullinger