

**SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**

August 7, 2019

**CALL TO ORDER**

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on August 7, 2019 at 6:30 p.m. in the Office Building. Raed Muslimani presided. It was noted that a quorum was present.

Present: Raed Muslimami- President  
Karl Acorda, Vice-President  
Sonia Ballinger – Secretary  
Diane Bayless, Treasurer  
Dave Webster, Director  
Jorge Frapiccini -Director  
Gabriela Garza, Sequoia Management  
Lisa Mulloy, Sequoia Management

Absent: Jimmy O'Connor, Director  
Glenys Wright, Director  
Arnaldo Irizary- Director

**APPROVAL OF AGENDA**

Diane Bayless **MOVED** that the agenda be approved as amended. Karl Acorda **SECONDED** the motion and it **PASSED, 6 FOR 3 ABSENT.**

**APPROVAL OF MINUTES**

Karl Acorda **MOVED** that the minutes from July 17, 2019 be approved as written. Glenys Dave Webster **SECONDED** the motion and it **PASSED, 6 FOR 3 ABSENT.**

**COMMUNITY POLICING REPORT**

Deputies Jordan and Vargas from the Loudoun County Sheriff's Department were in attendance and advised they will be handling calls in the community. Deputy Jordan stated that as soon as certifications are completed, bike patrols will begin in the community. Deputy Jordan also advised residents that if they see something, say something and call the department with any concerns.

**RESIDENT FORUM**

A homeowner was in attendance in reference to using his pickup truck on a small part of the trail to remove wood from felled trees.

**DIRECTOR'S REPORT**

- Jorge Frapiccini asked management to look into four piles of tree debris along Potomac View Drive, there is a question as to whether or not this responsibility falls on Sugarland Run.
- Karl Acorda advises that he would like to see management to be more specific when

sending letters to homeowners by stating what entity the letter is coming from.

### MANAGER'S REPORT

- Management provided the BOD a proposal from Premier Turf and Landscaping to remove previously cut tree debris from common areas.
- Management provided the BOD a proposal from Premier Turf and Landscaping for aeration of common areas.
- Management provided the BOD a proposal from Premier Turf and Landscaping to repair/replace damaged turf at the Greenfield Court tot lot.
- Management reminded the BOD that the discussion on the Amendment of Documents will take place at the August working session of the BOD.
- Management provided the BOD a proposal from Premier Turf and Landscaping to flush cut one tree and remove one tree branch near Wrightwood Place.
- Management provided the BOD a proposal for consideration in the future from All Recreation for a tot lot near Pheasant Run Court.
- Management reminded the BOD that the office will be closing at noon on August 16<sup>th</sup> and August 30<sup>th</sup>.

### NEW BUSINESS

- Sonia Ballinger **MOVED** to approve proposal from Premier Turf and Landscape to remove all previous cut tree logs/debris in the wooded areas along several paths at a total cost of \$58,455.00. Diane Bayless **SECONDED** the motion and it **FAILED 6 AGAINST, 3 ABSENT**.
- Sonia Ballinger **MOVED** to approve the proposal from Premier Turf and Landscaping for core aeration of all common turf areas at a cost total of \$9350.00. Dave Webster **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.
- Sonia Ballinger **MOVED** to approve the motion from Premier Turf and Landscaping to repair ruts at the Greenfield Court tot lot at total a cost of \$510.00. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

### OLD BUSINESS

- Sonia Ballinger **MOVED** to approve the proposal from Premier Turf and Landscape to flush cut 1 declining oak and remove one large leaning/declining branch at a total cost of \$1400.00. Karl Acorda **SECONDED** the motion and it **FAILED 6 AGAINST, 3 ABSENT**.
- The proposal for the tot lot at Pheasant Run was discussed and will possibly be worked into the budget for next year.

### ANNOUNCEMENT OF NEXT MEETING

August 21, 2019 at 6:30 p.m.

### ADJOURNMENT

Karl Acorda **MOVED** to adjourn the meeting. Sonia Ballinger **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**. The meeting was adjourned at 7:36 p.m.

Submitted By:

*Sonia Ballinger*