

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

February 5, 2020

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on February 5, 2020 at 6:30 p.m. in the Community Center. 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
Glenys Wright – Vice President
Jimmy O’Connor – Treasurer
Sonia Ballinger – Secretary arrived at 6:35 pm
Karl Acorda, Director
Diane Bayless, Director
Jorge Frapiccini, Director
Marc Raphael, Director
Dave Webster, Director
Lisa Mulloy, Sequoia Management
Victoria Murcia, Sequoia Management

APPROVAL OF AGENDA

Marc Raphael **MOVED** that the agenda be approved as amended. Diane Bayless **SECONDED** the motion and it **PASSED UNANIMOUSLY**.

APPROVAL OF MINUTES

Jimmy O’Connor **MOVED** that the minutes from January 15, 2020 be approved as written. Jorge Frapiccini **SECONDED** the motion and it **PASSED UNANIMOUSLY**.

COMMUNITY POLICING REPORT Deputies Atchison, Jordan and Vargas from the Loudoun County Sheriffs Office were in attendance and advised on a hit and run that occurred just off of N. Cottage Road that resulted in property damages. Anyone with information is encouraged to call the non-emergency line. Also discussed are parking, and speeding enforcement efforts. Deputy Atchison invites all residents to attend the Sugarland Run Spring Clean Up event that will take place in June, more details will be announced soon.

DIRECTOR’S REPORT

- Marc Raphael advises that the next meeting of the Loudoun Coalition of HOA representatives will be held on February 13th, he will try to attend.
- Diane Bayless follows up on a dead/damaged tree that was reported by a homeowner and presents the award that Sugarland Run has received from Loudoun Literacy.
- Jimmy O’Connor followed up on the flag at the community center that needs to be replaced.
- Sonia Ballinger reminds the Board about the playground at Pheasant Run and advises it has been over 20 years since it has been gone.

MANAGER'S REPORT

- Management provided the BOD with a proposal have the 2020 Reserve Study done.
- Management provided the BOD a proposal for a replacement light and pole.
- Management provided the BOD with a proposal to remove tree debris from the community.
- Management provided the BOD with a proposal for the installation of a basketball goal behind Harvest Lane.
- Management advised they will be meeting with a lake management company to get other recommendations/suggestions for the pond.
- Management advised the Board will need to determine what other projects would be considered for 2020 so proposals and estimates could be obtained.
- Management advised that the memorial bench was installed and anchored in concrete last week.

NEW BUSINESS

Sonia Ballinger **MOVED** to approve the proposal to prepare the 2020 Reserve Study at a total cost of \$3490.00. Dave Webster **SECONDED** the motion and it **PASSED UNANIMOUSLY**.

Sonia Ballinger **MOVED** to approve the proposal from Premier Turf and Landscape to remove previously cut tree logs and debris at a total cost of \$43,000.00. Jimmy O'Connor **SECONDED** the motion and it **FAILED UNANIMOUSLY**.

Sonia Ballinger **MOVED** to approve the proposal from CMI Lighting to reinstall a pole at the corner of N Cottage and Kale Avenue at a total cost of \$3528.00. Karl Acorda **SECONDED** the motion and it **PASSED UNANIMOUSLY**.

Sonia Ballinger **MOVED** to approve the grounds maintenance service agreement from Premier Turf and Landscaping at a total yearly cost of \$91,222.95 with an optional second and third year at no increase. Jimmy O'Connor **SECONDED** the motion.
The motion **PASSED**. 8 For, 1 Against (Marc Raphael)

OLD BUSINESS

Sonia Ballinger **MOVED** to approve the proposals from AI Recreation to install a basketball goal behind Harvest Lane at a total cost of \$2586.61.00. Diane Bayless **SECONDED** the motion.

The motion **PASSED**. 8 For, 1 Against (Jimmy O'Connor)

The Board discusses their priority projects for 2020.

Raed Muslimani gives an update on the Amendment of Documents and advises the next step in the process will be a meeting with the legal representation of the Community.

RESIDENT FORUM

A homeowner has questions about the location of the new proposed playground and wants to know if other locations will be considered.

A homeowner suggests mapping out the community to determine a section that needs a new playground.

A homeowner suggests a cleaning company to be contracted to clean/strip/wax the floors in the community center.

A homeowner advises the new tot lot does not drain very well, it stays muddy, the entrance sign at Sugarland Run Drive and Potomac View needs to be edged, mulched and weeded, and the large field next to the basketball courts is not being mowed short enough during the growing season.

Guests in attendance discuss the swim team and the community governing documents. Discussion ensues about non-resident usage, legal representation, the interpretation of documents, team history, and community involvement.

EXECUTIVE SESSION

- Karl Acorda **MOVED** to go into Executive Session at 9:31 p.m. to discuss the collection policy. Sonia Ballinger **SECONDED** the motion and it **PASSED UNANIMOUSLY**.
- Jimmy O'Connor **MOVED** to come out of Executive Session at 9:37 p.m. Karl Acorda **SECONDED** the motion and it **PASSED UNANIMOUSLY**.

ANNOUNCEMENT OF NEXT MEETING

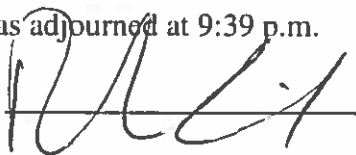
February 19, 2020 at 6:30 p.m.

ADJOURNMENT

Jimmy O'Connor **MOVED** to adjourn the meeting. Dave Webster **SECONDED** the motion and it **PASSED UNANIMOUSLY**

The meeting was adjourned at 9:39 p.m.

Submitted By:

A handwritten signature in black ink, appearing to be 'D. Webster', written over a horizontal line.