

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
May 6, 2020

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on May 6, 2020 at 6:31 p.m. Raed Muslimani presided. It was noted that a quorum was present. Raed Muslimani informed everyone in attendance that the meeting was being held virtually via the Zoom platform.

Present:

- Raed Muslimani – President
- Glenys Wright – Vice President
- Jimmy O’Connor – Treasurer
- Karl Acorda, Director
- Diane Bayless, Director
- Jorge Frapiccini, Director
- Marc Raphael, Director
- Dave Webster, Director
- Gabriela Garza, Sequoia Management
- Lisa Mulloy, Sequoia Management

Absent:

- Sonia Ballinger – Secretary

APPROVAL OF AGENDA

Marc Raphael MOVED that the agenda be approved as written. Karl Acorda SECONDED the motion and it PASSED UNANIMOUSLY.

APPROVAL OF MINUTES

Glenys Wright MOVED that the minutes from April 15,2020 be approved as amended. Diane Bayless SECONDED the motion and it PASSED UNANIMOUSLY.

RESIDENT FORUM

New homeowner questioned whether or not the Zoom platform would be used by the ARC or CAC.

DIRECTOR’S REPORT

Diane Bayless questioned the cleaning and disinfecting at the pool and community buildings as well as the cost. Management will follow up.

Glenys Wright advised the website needed to be updated and also stated that the Old Dominion Swim

League would not have a summer season this year.

Marc Raphael stated that he would be attending the Loudoun County HOA Coalition meeting and see what information he could gather with regards to other HOA pool openings.

Jimmy O'Connor asks about annual playground inspections, the reserve study, trail inspections and the fuse box at the pool. Management advised the playground inspections would be getting underway in the next couple of weeks, the reserve study is scheduled to be completed by May 15<sup>th</sup>. Management will have CMI relabel all breakers and switches in the fuse box at the pool, and as soon as the trail inspections are scheduled management will inform the Board.

Raed Muslimani states that he has been in contact with Supervisor Brinkman's office and she will be attending the June 3<sup>rd</sup> meeting via Zoom.

#### MANAGER'S REPORT

Management advised the Board that they would need to determine if food trucks would be permitted in the community.

Management advised the Board that they would need to decide if the scouts could still use the community building.

Management provided the Board with proposals for tree removal.

Management provided an update on the pool filter installation.

Management provided the Board an update on the Lake as evaluated by Loudoun County.

Management provided the Board with an update on the street light work. Work will commence once the poles are received, hopefully in the next few weeks.

#### NEW BUSINESS

The Board will get with the CAC to determine how and when food trucks would be permitted in the community.

The Board determined that all non-profit groups are eligible to use Room A. Nothing will change currently due to the fact that the Buildings aren't open.

Jimmy O'Connor MOVED to approve the proposals from Premier Turf and Landscaping at a cost of \$8135.00. Raed Muslimani SECONDED the motion.

Diane Bayless MOVED to amend the motion to approve removal of Ash Trees at this time at a cost of \$3500.00. More information will be gathered with regard to the other trees. Marc Raphael SECONDED the motion and it PASSED UNANIMOUSLY

#### OLD BUSINESS

Discussion ensues in reference to the changes/updates to the Community documents. Proposed revisions may be ready for review at the next Townhall Meeting which is scheduled for May 27<sup>th</sup>.

Karl Acorda MOVED to move into Executive Session. Jimmy O'Connor SECONDED the motion and it

PASSED UNANIMOUSLY.

The Board entered Executive Session at 8:54 pm.

The Board exited Executive Session at 8:56 pm.

Jimmy O'Connor MOVED to approve the writing off of bad debt. Dave Webster SECONDED the motion. 1 Nay (Marc Raphael), 2 Absent (Jorge Frapiccini, Sonia Ballinger) 6 Yay, Motion PASSED.

ANNOUNCEMENT OF NEXT MEETING

Board Meeting May 20, 2020 at 6:30 pm

ADJOURNMENT

Karl Acorda MOVED to adjourn the meeting. Jimmy O'Connor SECONDED the motion and it PASSED UNANIMOUSLY.

The meeting was adjourned at 8:57 p.m.

Submitted By: \_\_\_\_\_