**SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC**

**BOARD OF DIRECTORS MEETING**

**August 19, 2020**

**CALL TO ORDER**

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on August 19, 2020 at 6:36 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

 Marc Raphael, Director

 Dave Webster, Director

 Gabriela Garza, Sequoia Management

 Lisa Mulloy, Sequoia Management

 **Absent:** Sonia Ballinger – Secretary

 Jorge Frapiccini, Director

**APPROVAL OF AGENDA**

Jimmy O’Connor **MOVED** that the agenda be approved as written. Dave Webster **SECONDED** the motion and it **PASSED 7 For, 2 Absent**

**APPROVAL OF MINUTES**

Diane Bayless MOVED that the minutes from August 5 ,2020 be approved as amended. Karl Acorda **SECONDED** the motion and it **PASSED 7 For, 2 Absent**.

**RESIDENT FORUM**

A resident in attendance has questions about the all or nothing approach to the amendment of documents and would like to know what issues will be on the ballot.

Judy Read has questions about the pool chlorine levels and water clarity at the pool.

**TREASURERS REPORT**

Jimmy O’Connor provides an update on the financial condition of the community. Jimmy O’Connor states that everything is tracking well, the reimbursement of legal fees is currently down, but it balances out with the legal expenses.

Jimmy O’Connor asks management to monitor the tot lot maintenance costs and make sure they are coming out of the reserve account and investigate the financial impact on the association due to delinquent accounts.

**DIRECTOR’S REPORT**

Marc Raphael would like to see a schedule of work from CMI on all their projects and would also like an update on the address verification process from legal.

Jimmy O’Connor advises the ARC review and violation process is being discussed and the effort between the HOA, THOA and the ARC will continue.

Dave Webster states that the path behind his house is in terrible shape, and something needs to be done about it immediately.

Karl Acorda would like management to investigate the tunnel maintenance resolution that was updated approximately two years ago.

**MANAGER’S REPORT**

Management provided the BOD with a proposal for pool winterization.

Management provided the BOD with proposals for tree removal.

Management provided the BOD with a proposal for cleaning to the office building.

Management provided the BOD with proposals for the pool fence.

Management provided the BOD with an updated pool management RFP.

Management provided the BOD an update on the trail next to the community center.

Management provided the BOD with an update on the review of the ARC violation resolution process.

**NEW BUSINESS**

Glenys Wright **MOVED** to approve the proposal approve the proposal from Winkler dated August 1, 2020 for pool winterization at a cost of $1,430.00. Jimmy O’Connor **SECONDED** the motion. Raed Muslimani MOVED to table the motion pending more information. Glenys Wright **SECONDED** the motion to table, and it **PASSED**. **7 FOR, 2 Absent**

Glenys Wright **MOVED** to approve proposal #10568 from Premier Turf and Landscape dated 8/13/2020 to cut down vegetation and (1) dead tree between homeowner fence and walking path behind 219 W. Meadowland at a cost of $195.00

Karl Acorda **SECONDED** the motion and it **PASSED**. **7 For, 2 Absent.**

Glenys Wright **MOVED** to approve the proposal #10535 dated 8/5/2020 from Premier Turf and Landscaping for core aeration and overseeding at a total cost of $9,350.00. Karl Acorda **SECONDED** the motion and it **FAILED. 7 Against, 2 Absent.**

Glenys Wright **MOVED** approve the proposal #10404 dated 7/22/2020 from Premier Turf and Landscaping for removal of vines/saplings and vegetation between pathway/homeowners lots located behind 216/218 Penny at a total cost of $850.00. Dave Webster **SECONDED** the motion and it **FAILED. 7 Against, 2 Absent**

Glenys Wright **MOVED** to approve the proposal #10428 dated 7/24/2020 from Premier Turf and Landscaping to flush cut and remove (1) excessively leaning locust tree over pathway behind 220 Penny at a total cost of $750.00. Dave Webster **SECONDED** the motion and it **FAILED. 7 Against, 2 Absent.**

Glenys Wright **MOVED** to approve the proposal #10325 dated 7/8/2020 from Premier Turf and Landscaping for flush cutting and removing three trees located behind 109/111 E Meadowland at a total cost of $4,040.00. Jimmy O’Connor **SECONDED** the motion and it **FAILED. 7 Against, 2 Absent**

**OLD BUSINESS**

Glenys Wright **MOVED** to approve the proposal from Clean Office for cleaning services 5 days a week at the HOA office building at a total cost of $1,400 per month. Dave Webster **SECONDED** the motion and it **FAILED. 7 Against, 2 Absent**

Discussion ensues about the amendment of documents and it is determined that the items placed on the ballot for vote will be lowering quorum to 51 %, and the addition of technology to enable electronic voting.

**ANNOUNCEMENT OF NEXT MEETING**

Board Meeting September 2, 2020 at 6:30 pm

**ADJOURNMENT**

Jimmy O’Connor **MOVED** to adjourn the meeting. Glenys Wright **SECONDED** the motion and it **PASSED 7 for, 2 absent.**

The meeting was adjourned at 9:31 p.m.

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