

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
May 5, 2021

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on May 5, 2021 at 6:31 p.m. via Zoom. 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
- Marc Raphael – Treasurer
- Jenn Heffern- Secretary
- Jorge Frapiccini, Director
- Heather Parker, Director
- Jeff Kozak, Director
- Christopher Fullerton, Director
- Patricia Pruden, Director
- Gabriela Garza, Sequoia Management
- Victoria Murcia, Sequoia Management

APPROVAL OF AGENDA

Jeff Kozak MOVED that the agenda be approved as written. Heather Parker SECONDED the motion and it PASSED UNANIMOUSLY.

APPROVAL OF MINUTES

Christopher Fullerton MOVED that the minutes from April 21, 2021, be approved as amended. Jeff Kozak SECONDED the motion and it PASSED UNANIMOUSLY.

RESIDENT FORUM

A resident asked the board for clarification regarding what exactly is to be done for pool drainage and what we are doing to safely open the pool. They also mentioned a light out on 111 Harvest Lane.

A resident also mentioned a light out at the intersection of Willow Place and Potomac View Road. Also stated a maple tree branches behind their house in the common area look like they are about to fall.

DIRECTOR'S REPORT

* Marc Raphael stated repairs on Sugarland stream trails were done on April 24, 2021. Also mentioned community map app is ready to share depending on which map board chooses. He also mentioned that CMI closed the loop on the breaker panel and will send the breaker map to Gabby, and recommended

laminating and posting it.

CMI Might also need to access properties depending on where lines run.

* Jen Heffern mentioned that the website needs to be updated in several different places including, pool rules, meeting minutes, newsletters, and community feedback form. She also stated swim team started registration and would like to discuss the swim team budget and protocol in the next agenda. She also mentioned receiving board packets Tuesday nights are stressful. Could the board possibly get a draft package before meetings to review or even proposals Friday before meeting and will provide Raed with an idea of a flow.

* Christopher Fullerton also mentioned a standard process to make the board meetings more efficient. I.E flow chart, expectations of what will be coming out.

* Glenys Wright asked about the cleanup in the June newsletter or if she would have to advertise separately.

* Heather Parker mentioned last board meeting pool issues were to be discussed in new business not old business.

* Jorge Frapiccini asked about the outcome of the tree at 114 N Midland Avenue.

* Jeff Kozak stated he is working with Marc and including Jen on the alignment on the electrical services RFP.

MANAGER'S REPORT

- Management informed the board that further discussion ensued about the pool opening.
- Management informed the board that there was moisture along the office building and provided two proposals for mulching and grading.
- Management informed the board that the walkthrough at the pool with Long Fence has been completed and will be releasing payment.
- Management informed the board that High Sierra reached out and needed a plumber to have work done on 05/06/21.
- Management informed the board that the main pool motor was installed.
- Management informed the board that High Sierra will provide pricing to get electrical work done.
- Management informed the board that the collection policy has been edited and sent to legal. Board will need to sign to make it official.
- Management informed the board that High Sierra was doing work on the pump motor at the waiting pool when High Sierra raised an electrical wire issue. CMI will be out to review electrical work.
- Management informed the board that the community clean-up will be on June 5, 2021, from 8 AM – 12 PM.
- Management informed the board that the Sheriff's office also tried finding trails and did not see anything.

ACTION ITEM GROOMING

The board discussed the action items list.

OLD BUSINESS

The board discussed the recommendations to open the pool during COVID regarding reservation systems, general liability waivers and checklists, pool zones, pool passes, pool rules, pool schedule, safety

signage, and pool furniture, pool cleaning supplies, and sanitizing stations.

The board discussed the plumbing to be repaired, pool pump motors, and pool inspection.

The board discussed High Sierra Pools lifeguard inquiries but has more questions regarding, staffing, training, and pricing.

Jeff Kozak MOVED to approve the proposal for grading and mulching around the office building. Marc Raphael SECONDED the motion and MOTION TABLED pending vendor information on where water would drain to.

The board discussed the pool erosion proposal behind the pool snack shack from Premier. Board would like to have a second opinion.

NEW BUSINESS

Jen Heffern MOVED to approve proposal EST2481569 dated April 27, 2021, from High Sierra Pools, Inc. To upgrade the pool, drain system by replacing the current single drain sump with two larger main drain sumps with approved drain covers for a total cost of \$11,545.00. Jeff Kozak SECONDED the motion and it FAILED. 1 FOR, 8 AGAINST.

ANNOUNCEMENT OF NEXT MEETING

May 19, 2021, at 6:30 PM

ADJOURNMENT

Heather Parker MOVED to adjourn the meeting. Christopher Fullerton SECONDED the motion and it PASSED UNANIMOUSLY.

The meeting was adjourned at 9:08 p.m.

Submitted By: _____