

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
May 19, 2021

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on May 19, 2021 at 6:30 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
- Heather Parker, Director
- Jeff Kozak, Director
- Christopher Fullerton, Director (Left Early)
- Patricia Pruden, Director
- Gabriela Garza, Sequoia Management
- Victoria Murcia, Sequoia Management

Absent: Jorge Frapiccini, Director

APPROVAL OF AGENDA

Glenys Wright MOVED that the agenda be approved as amended. Marc Raphael SECONDED the motion and it PASSED UNANIMOUSLY.

APPROVAL OF MINUTES

Marc Raphael MOVED that the minutes from May 5, 2021, be approved as written. Jeff Kozak SECONDED the motion and it PASSED UNANIMOUSLY.

RESIDENT FORUM

A resident asked the board about the pool water looking hazy as well as where are we on filtering the wading pool. They also mentioned a light out on 121 Harvest Lane. They also stated how great the pool fence looks.

A resident also asked about a dirt path to Newport Court and having it paved about 100ft. They also asked if the playground at Pheasant Run Ct would be done.

FINANCIAL REPORT

Collection letters went out. The financial graph went out to the Board of Directors.

## DIRECTOR'S REPORT

- \* Glenys Wright stated there has been no response from Dominion but there were trucks in the neighborhood. She also mentioned that she would like to volunteer to be a swim team consultant and was wondering if that would be a conflict of interest.
- \* Jeff Kozak stated the walkthrough at the pool with Heather and Gabby has been completed. He also mentioned everything to be power washed. He also mentioned working with Heather to put together a cleaning list with the frequency of cleaning and send it over to the board.
- \* Heather Parker Mention working with Jeff on cleaning guidelines and getting it to the board by Friday.
- \* Marc Raphael asked if we have heard from legal about Dominion.
- \* Chris Fullerton mentions he would be leaving soon and sent an email with discussions.
- \* Jen Heffern mentioned her, and Marc has completed the pool spacing. She also mentioned the website has not yet been updated.

## MANAGER'S REPORT

- Management informed the board about the trail repairs to review and prepare for the next meeting.
- Management informed the board that there are two tree removal proposals for review at homeowner's request.
- Management informed the board that Krasi will hopefully be joining us for further discussion about the pool.
- Management informed the board that we will review the contract.
- Management informed the board that they will be meeting with HLS to go over office reseeding and grading/drain and to have a better update by Wednesday.
- Management informed the board that the clean-up on June 5, 2021, at 8 AM will be meeting outside. Breakfast with coffee and lunch will be provided.
- Management informed the board that the parking lot seal coating locked down date for Friday May 21, 2021

## ACTION ITEM GROOMING

The board discussed the action items list.

## NEW BUSINESS

The board discussed the proposal from Finley for the asphalt trail repairs. Sequoia took action to have Finley update the proposal to include details on exact locations, and a 100' segment near Newport Court requested by a resident.

The board discussed the Premier Turf and Landscaping proposal regarding dead tree removal and damaged branches on one maple tree and to flush cut and remove a declining locust tree.

Jen Heffern Moved to approve proposal #1243 dated May 14, 2021, from Premier Turf and Landscaping to remove dead and damaged branches on one maple tree located behind 816 Sugarland Run Drive at a cost of \$650. Marc Raphael SECONDED the motion and it PASSED UNANIMOUSLY. 8 FOR 1 ABSENT

Jen Heffern Moved to approve proposal #1244 dated May 14, 2021, from Premier Turf and Landscaping to flush cut and remove one declining locust tree located behind 4 Wrightwood Place at a cost of \$1,450. Glenys Wright SECONDED the motion and it PASSED UNANIMOUSLY. 8 FOR 1 ABSENT.

#### OLD BUSINESS

The board discussed the pool updates including the mapping, cleaning supplies, maintenance, pool furniture, safety signage, wavier/screening questions, strainer basket and also sending out an email blast regarding the pool not opening May 29, 2021

Jen Heffern moved to approve proposal EST2539224 dated May 19, 2021, from High Sierra Pools, Inc. to purchase and install a new stainless steel strainer basket at the pool at a cost of \$998. Glenys Wright SECONDED the motion and it PASSED UNANIMOUSLY. 7 FOR 2 ABSENT.

The board discussed the swim team regarding registering, practices, season calendar, following Sugarland Run Homeowners Association COVID-19 guidelines, proposed 2021 budget, and requesting a \$5,000 sponsorship.

The board tabled the sequoia contract to the next meeting under old business.

#### ANNOUNCEMENT OF NEXT MEETING

June 2, 2021, at 6:30 PM

#### ADJOURNMENT

Jen Heffern MOVED to adjourn the meeting. Jeff Kozak SECONDED the motion and it PASSED UNANIMOUSLY.

The meeting was adjourned at 9:00 p.m.

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