

**SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**September 16, 2020**

**CALL TO ORDER**

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on September 16, 2020 at 6:30 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:**

**APPROVAL OF AGENDA**

Jimmy O'Connor **MOVED** that the agenda be approved as amended. Karl Acorda **SECONDED** the motion and it **PASSED unanimously**.

**APPROVAL OF MINUTES**

Jimmy O'Connor **MOVED** that the minutes from September 2 ,2020 be approved as written. Karl Acorda **SECONDED** the motion and it **PASSED unanimously**.

**RESIDENT FORUM**

A resident in attendance advises the Sugarland Run Dolphins swim team still wants to assist the Board of Directors in getting signatures/votes to change the amendments, but also questions the Board's willingness to work with the swim team now that the nonresident usage has been removed from the proposed changes.

A resident in attendance questions the condition of the pool and the green water and the apparent lack of maintenance by the pool management company.

A resident in attendance expresses gratitude to the Board of Directors for all of the work that they do.

A resident in attendance questions nonresident usage of the buildings once the Board opens

them back up.

### **FINANCIAL REPORT**

Jimmy O'Connor provides an update on the current financial status of the Association. Jimmy advises there are two accounts that have now reached the FDIC insured limit, requests that management look into a possible error in coding for a credit in community center rental security deposits, and to find out what is included in account services.

### **DIRECTOR'S REPORT**

Marc Raphael questions the call for candidate's information, the trail work around the community center, the removal of rails along the trails, and advises the pool mapping of the circuit breakers is almost complete.

Karl Acorda would like to know what kind of prioritization is being utilized in tree removal work, and states that he has concerns about the Board being able to make quorum with some Board Members not attending meetings.

Jimmy O'Connor reminds the Board that all Board Members should be copied on any emails that are being responded to by individual board members. The ARC violation resolution group has met three times and committee members are currently reviewing correspondence that is sent to homeowners. Jimmy also provides a list for the Board Action Items list for management to follow up on.

Glenys Wright states that the Annual Meeting date should be moved from November 11<sup>th</sup> to November 12<sup>th</sup>, 2020 due to the Holiday. Glenys also advises that the Dolphins swim team should not be held exclusively responsible for the "shed" because the HOA has electrical equipment stored inside.

Jorge Frapiccini has questions about legal collections.

Dave Webster advises that due to work obligations, his attendance may be temporarily sporadic.

Raed Muslimani advises that effective today, Sonia Ballinger has resigned her position on the Board of Directors. Raed thanks Sonia for her work and efforts and looks forward to seeing her at future meetings.

### **MANAGER'S REPORT**

Management provided the BOD with an update on office staff and the relocation of Lisa's office.

Management provided the BOD with an update on the electrical boxes located within the community.

Management provided the BOD with information on getting access to the swim team shed

to locate/map breakers.

Management provided the BOD with an update on the vine removal proposal from Premier Landscaping

Management advised the BOD the VDOT is currently conducting routine check on the number of vehicles that travel within the streets of Sugarland Run.

Management advises that a printer, software and laptop are being purchased by Sequoia Management for use at a home office.

### **NEW BUSINESS**

Discussion ensues in reference to Marc Raphael looking into solutions to get community mapping software in order to mark locations of tot lots, streetlights, trash cans, etc.

It is determined that Jimmy O'Connor will work with management to get a Resident Feedback Form put on the website.

### **OLD BUSINESS**

COVID response and the opening of the office phase two is discussed. The office will be open from 8am to 5pm on Mondays and Fridays beginning October 2, 2020. Appointments will be strongly encouraged, only one person will be admitted into the building at one time, social distancing, masks and sanitization practices will be followed. All of this is subject to change at any time.

Costs and logistics about the upcoming mailing containing amendment changes and ballot is discussed as well as pre-paid postage, returned mail and proposed costs.

It is decided that how to handle willing volunteers to assist in this endeavor will be put on the next agenda.

### **ANNOUNCEMENT OF NEXT MEETING**

Board Meeting October 7, 2020 at 6:30 pm

### **ADJOURNMENT**

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

The meeting was adjourned at 9:03 p.m.

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