SUGARLAND RUN TOWNHOUSE OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

October 9, 2024

Present:	Kevin Leete – President
	Patrick Noto – Vice President (Left Early)
	David Meier –Treasurer
	David Mitchler – Secretary
	Thea Cox - Director
Management:	Asma Khan, Sequoia Management
	Victoria Murcia, Sequoia Management

CALL TO ORDER

Kevin Leete called the meeting to order at 7:01 PM. It was noted that a quorum was present.

APPROVAL OF AGENDA

Kevin Leete MOVED that the agenda be approved as amended. Patrick Noto SECONDED the motion, and it PASSED UNANIMOUSLY.

APPROVAL OF MINUTES

Patrick Noto MOVED to approve the meeting minutes from September 11, 2024, as written. David Meier SECONDED the motion, and it PASSED UNANIMOUSLY.

GUEST SPEAKER

Deputy Dau and Sargent Husky spoke about their positions and, as a courtesy, answered any questions that the board may have before a community resource officer is appointed.

RESIDENT FORUM

- A homeowner has requested a petition for the trailer policy.
- A homeowner stated that homeowners are parking close to stop signs and would like to figure out a solution to this problem. They also mentioned trees behind 247 Willow Terrace that must be examined.
- A homeowner requested that the potholes be patched since there is no plan to fix the parking lots.

FINANCIALS

The board discussed and reviewed the financials.

MANAGER'S REPORT

- Management worked on the budget, which was sent to Kevin and David for review.
- Management has been working with the auditors on the 2023 Audit, which will be completed and shared with the board for their review.
- The trail presentation will take place on October 16 during the regular SRHOA Board Meeting. THOA Board members are invited to participate in the question-and-answer session and are encouraged to attend this meeting. The engineer will explain his findings and outline the next steps for the trail project.
- Railing installation has still not been installed, and management is still waiting to hear back from the contractor to see when it will be installed.
- Premier Landscaping has estimated the three leaning trees behind Willow Terrace and the estimate is in this packet in decision items.
- Pricing for the replacement UTV/Gator was provided to the board in this board packet.

COMMITTEE REPORT

There are no updates currently.

DECISION ITEMS

Remove Three (3) Large Trees behind Willow Terrace: Kevin Leete MOTIONED to approve Premier Landscaping proposal #25056 to remove three (3) leaning trees along the path behind/near 239 Willow Terrace for a total of $3,300 and remove the tree at 241 Willow Terrace. Thea Cox SECONDED the motion, and it PASSED UNANIMOUSLY.

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UTV Purchase: The board would like to review further options and did not make a decision on this Item. They wish to discuss this further with the HOA Association so that they can use their truck for trash removal.

Budget 2025: David Mieres MOTIONED to approve the residential assessment dues to $74.67 for the 2025 monthly assessment. Kevin Leete SECONDED the motion, and it PASSED UNANIMOUSLY.

ANNOUNCEMENT OF THE NEXT MEETING
The next meeting is on November 13, 2024, at 7 PM in Room A

ADJOURNMENT
Kevin Leete MOVED to adjourn the meeting. David Meier SECONDED the motion, which PASSED. 4 FOR 1 ABSENT (Patrick Noto).

The meeting was adjourned at 8:47 PM.

Submitted By: _____