SUGARLAND RUN TOWNHOUSE OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

December 14, 2022

PRESENT: Marit Hughes, Vice President, Ellen Piacente, Paul Hannan, Asma Khan from Sequoia Management, and Victoria Murcia from Sequoia Management were in attendance via Zoom.

ABSENT: Patrick Noto, President, Marie Thomen

CALL TO ORDER
Marit Hughes called the meeting to order at 7:01 P.M. It was noted that quorum was present.

APPROVAL OF AGENDA
Marit Hughes MOVED that the agenda be approved as written. Paul Hannan SECONDED the motion and it PASSED 3 FOR, 2 ABSENT.

APPROVAL OF MINUTES
Marit Hughes MOVED to approve the minutes from October 12, 2022, as written. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 2 ABSENT.

RESIDENT FORUM
There were no homeowners present.

FINANCIALS
The board discussed and reviewed the financials.

MANAGERS REPORT
Management informed the board that a breakdown in excel for the playground work is included in this packet.

Management informed the board the ARC Guidelines are attached in a word document for the board to review and add any comments and suggestions before implementing them in 2023.

Management informed the board the landscaping RFP is still being worked on as well as getting the proposals there are five bids now and the best three will be presented to the board for approval.

Management informed the board the asphalt repairs by 12 Monarch Drive have been completed by Dominion Paving and pictures have also been attached.

OLD BUSINESS
The board reviewed the arc guidelines and made recommendations to help finalize the guidelines for the next meeting.

Marit Hughes MOVED to approve 28030A to remove tot lots #4, #5, and #9 for a total of $18,600. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 2 ABSENT.

Marit Hughes MOVED to approve 27895B for the repair of tot lots #3, #7, and #18. Ellen Piacente 24,225.15. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 2 ABSENT.

The board discussed and reviewed the trash contract termination and how to proceed.

NEW BUSINESS
Management discussed the re-stripping of the parking lot with the board, but no decision was made.

EXECUTIVE SESSION

Marit Hughes MOTIONED to ENTER EXECUTIVE SESSION AT 7:53 PM. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 2 ABSENT.

Marit Hughes MOTIONED to EXIT EXECUTIVE SESSION AT 7:59 PM. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 2 ABSENT.

Marit Hughes MOVED to authorize collection counsel to file a complaint for a judicial lien foreclosure to enforce the existing memoranda of lien for account SRT575 / # 17441 as recommended to the board by collection counsel. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 2 ABSENT.

ADJOURNMENT

Marit Hughes MOVED to adjourn the meeting. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 2 ABSENT.

The meeting was adjourned at 8:01 P.M.

Submitted By: ____________________