

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
August 6, 2025

CALL TO ORDER

The regular meeting of the Sugarland Run Homeowners Association Board of Directors was called to order on August 6, 2025, at 6:30 PM. Marc Raphael informed everyone in attendance that a quorum was present.

Present BOD: Marc Raphael, President
 Jeff Kozak, Vice President
 Christopher Fullerton, Treasurer
 Jorge Frapiccini, Director
 Christine Devine, Director

Absent BOD: Patricia Pruden, Secretary (Absent)
 Jimmy O'Connor, Director (Absent)
 Tim Starr, Director (Absent)

Management: Asma Khan, Sequoia Management

Vacant: Vacant Director Seat

APPROVAL OF AGENDA

Marc Raphael MOTIONED that the agenda be approved as amended. Jeff Kozak SECONDED the motion, which PASSED 5 FOR, 3 ABSENT (Jimmy O' Connor, Patricia Pruden & Tim Starr).

APPROVAL OF MINUTES

Marc Raphael MOTIONED that the July 16, 2025, meeting minutes be approved as amended. Jeff Kozak SECONDED the motion, which PASSED 6 FOR, 3 ABSENT (Jimmy O' Connor, Patricia Pruden & Tim Starr).

RESIDENT FORUM

- Dianna Acorda from the CAC provided an update on the National Night Out. She announced that the Labor Day Pool Party is scheduled for September 1, 2025. Additionally, she mentioned that the community event in October will be a Fall Fest rather than a Halloween Party for that year. She asked if the CAC could use the exit door for the Community Center during an event to ensure it would not violate and cause issues. Dianna also informed Asma Khan that the tennis court lights near the front entrance are not functioning at night. Finally, she informed the board that she attended the THOA Special Board meeting and recommended that both boards hold an in-person meeting to address any questions and concerns between the associations.
- A homeowner recommended and praised the pool. She discussed her concerns about drainage and flooding issues in the common grounds behind her home. Additionally, she mentioned that tree branches were obstructing the stop sign at the intersection near her house and expressed her worries about the landscaping, particularly the edging of the sidewalks.
- Mr. David Meier, the THOA Board President, wanted to discuss the schedule and date for the second routine board meeting with the HOA board. He proposed holding this meeting on the last Saturday of each month in Room A of the Office Building. Additionally, he suggested adding video surveillance signs in common areas near Willow Terrace to deter potential intruders.

DIRECTORS REPORT

- Marc Raphael mentioned that THOA can use the newsletter to announce their second board meeting if they send the information to Asma Khan by the 15th of each month. He advised Mr. Meiers to address resident issues during the open forum, rather than discussing them as association matters.

MANAGER'S REPORT

- Management reported that the wading pool flow meter was installed.
- Management reported that the health department conducted an unexpected pool inspection, resulting in two new violations. The inspector noted that the second door of the wading pool does not close automatically. Additionally, the pool company must maintain accurate records of the CYA (cyanuric acid) levels, which have not been properly documented. These records must be updated on a weekly basis.
- CPS provided an estimate to add an additional floodlight; the estimate is included in the packet.
- Management provided an update on the new website's progress. The mock website will soon be ready for the board to review and provide final approval before finalizing the website development.
- Management provided an update on the Trails. OSE engineer Hiruy is waiting to hear from Fairfax Paving for any additional concerns regarding the amended contract.
- Management arranged the board's orientation with the legal counsel for the next board meeting scheduled for August 20, 2025.
- New LED lights were installed at the Tennis Court door.
- The Reserve study will be discussed at the board meeting on September 1st. It will be completed by that time.
- Management approved emergency tree removal work provided by Premier Landscaping. Tree removal was carried out recently due to severe weather and heavy storms.
- The necessary truck repairs will be completed and will not exceed \$1,305.59 for maintenance and repairs.

DECISION ITEMS:

Tree Removal Proposal: Jeff Kozak MOTIONED to approve estimate number 25887 by Premier Turf and Landscaping to remove the hazardous trees for \$ 8,795.00. Christopher Fullerton SECONDED the motion, which PASSED 5 FOR, 3 ABSENT (Jimmy O' Connor, Patricia Pruden & Tim Starr).

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DISCUSSION ITEMS

1. Swimming Pool RFP: The board requests management to review the old RFP and suggest changes, which will be discussed in a meeting in September.
2. Flood Light Quote: It was decided that this light was unnecessary due to ample illumination in the area.

EXECUTIVE SESSION

- There was no Executive Session held for this meeting.

ANNOUNCEMENT OF THE NEXT MEETING

Wednesday, August 20, 2025

ADJOURNMENT

Marc Raphael MOTIONED to adjourn the meeting. Jeff Kozak SECONDED the motion, and it PASSED UNANIMOUSLY.

The meeting was adjourned at 7:40 P.M.

Submitted By: _____