

SUGARLAND RUN TOWNHOUSE OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

March 12, 2025

Present BOD:	Kevin Leete, President David Meier, Treasurer David Mitchler, Secretary Bilal Hussain, Director
Absent BOD:	Thea Cox, Director
Management:	Asma Khan, Sequoia Management Victoria Murcia, Sequoia Management

CALL TO ORDER

Kevin Leete called the meeting to order at 7:03 PM. It was noted that quorum was present.

APPROVAL OF AGENDA

Kevin Leete MOTIONED that the agenda be approved as amended. David Meier SECONDED the motion, and it PASSED. 4 FOR, 1 ABSENT (Thea Cox).

GUEST SPEAKER: Vince Hughes, CPA – Sequoia Management

Vince Hughes from Sequoia Management came and spoke on

APPROVAL OF MINUTES

Kevin Leete MOTIONED to approve the meeting minutes from March 12, 2025, as written. David Meier SECONDED the motion, and it PASSED. 4 FOR, 1 ABSENT (Thea Cox).

RESIDENT FORUM

- A homeowner inquired about the Willow Lake project as well as the trail project being done around Willow
- A homeowner had a question
- A homeowner 57 monarch sign for willow lake no motor boats is weathered.

FINANCIALS

- The board discussed and reviewed the financials.

MANAGER'S REPORT

- Management has processed all the details for HOA Vote Now for the 2025 Electronic Hybrid Elections and Annual Meeting. This will go live on April 10, 2025.
- Management has collaborated with Mr. Meier to finalize the Annual Meeting packet, which was processed through We Know Mail and sent to individual members addresses along with the ballot. The management office received the sample in the first week of April 2025.
- Management, Mr. Meier, Don, and Scott from Premier Landscaping walked the trail scheduled for renovations this month, depending on the weather. All the trees that need to be removed, and collaborated with the HOA Association to approve the removal of trees on their common grounds, were discussed, and the approved work is to be scheduled.
- Management worked on getting Fairfax Paving the deposit check to complete the remaining trail work behind Willow Terrace from 2024 and start the new trail work between Wedgedale Dr, Monarch Dr, and Simeon Ln.
- Management worked on the newsletter article for the THOA and had that in the March 2025 Edition for the community.

COMMITTEE REPORT

The committee reported there are volunteers for parking and road safety.

DECISION ITEMS

Ratification of Tree Removal E-Vote by Premier Landscaping: Kevin Leete MOTIONED to ratify quote 25425. Bilal Hussain SECONDED the motion, and it PASSED. 4 FOR, 1 ABSENT (Thea Cox).

Wells Fargo CD Funds Transfer of 63K: Kevin Leete MOTIONED to have an Annual Meeting and a routine Board meeting May 14, 2025. David Meier SECONDED the motion, and it PASSED UNANIMOUSLY.

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Mutual Agreement between SRHOA and SRTHOA Vehicles and Expense Distribution: Kevin Leete MOTIONED to approve the mutual agreement. Thea Cox SECONDED the motion, and it PASSED UNANIMOUSLY.

DISCUSSION ITEMS

1. Sequoia Management Contract Review

- A. The board would like to get proposals from contractors on what they would recommend for the fence and be presented at a board meeting.

2. Step Railing Update

- A. The trails have a few concerning areas with trees that will need to come down while the trail work is being done that are in the HOA common area as well as some basket installation that need to be done around the lake.

Kevin Leete MOTIONED to approve Fairfax Paving and Concrete to replace the trails as noted in the proposal as well as adding the eroded resistance cages on the hills not to exceed \$125,000. Bilal Hussain SECONDED the motion, and it PASSED UNANIMOUSLY.

3. Willow Terrace Shed Use

- A. The board would like the shed to be clear of debris as well as the electricity being reinstated and reconnected.

ANNOUNCEMENT OF THE NEXT MEETING

The next meeting is May 14, 2025, at 7 PM

ADJOURNMENT

Kevin Leete MOVED to adjourn the meeting. David Meier SECONDED the motion, and it PASSED UNANIMOUSLY.

The meeting was adjourned at 8:30 PM.

Submitted By: _____