

SUGARLAND RUN TOWNHOUSE OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

October 12, 2022

PRESENT: Marit Hughes, Vice President, Marie Thomen, Ellen Piacente, Patrick Noto, President (Arrived Late), Asma Khan from Sequoia Management, and Victoria Murcia from Sequoia Management were in attendance via Zoom.

CALL TO ORDER

Marit Hughes called the meeting to order at 7:03 P.M. It was noted that quorum was present.

APPROVAL OF AGENDA

Marit Hughes MOVED that the agenda be approved as written. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 1 ABSENT.

APPROVAL OF MINUTES

Marit Hughes MOVED to approve the minutes from August 10, 2022, as written. Ellen Piacente SECONDED the motion and it PASSED 3 FOR, 1 ABSENT.

RESIDENT FORUM

A homeowner mentioned some trash around Simeon Lane that has been sitting for about a week.

FINANCIALS

The board discussed and reviewed the financials.

MANAGERS REPORT

Management informed the board that playgrounds have been evaluated and are being shared at this meeting.

Management informed the board the ARC Guidelines are still being reviewed and will be sent to the ARC and will be presented at the December meeting.

Management informed the board that the asphalt repair for the Monarch proposal is included in this packet.

Management informed the board the landscaping RFP is still being worked on as well as getting the proposals in.

Management informed the board that the 2023 budget and memo for reserve funds are included in the packet.

OLD BUSINESS

The board reviewed and discussed the playground equipment evaluation and would like to discuss options for what they can do with the information on hand.

NEW BUSINESS

Marit Hughes MOVED to approve the 2023 increase in assessments by 5% for both the Townhome Owners Association fee and the special trash assessment for the combined total of \$3.38. Marie Thoman SECONDED the motion and it PASSED UNANIMOUSLY.

Marit Hughes MOVED to approve the 2023 Budget as presented. Marie Thoman SECONDED the motion and it PASSED UNANIMOUSLY.

Marit Hughes MOVED to approve the Premier Turf and Landscaping 2022-2023 snow removal contract. Ellen Piacente SECONDED the motion and it PASSED UNANIMOUSLY.

Marit Hughes MOVED to approve Premier Landscaping and Turf landscaping enhancements. Marie Thoman SECONDED the motion was TABLED to be reviewed in springtime.

Marit Hughes MOVED to approve Dominion Paving and Sealing Asphalt Trail Repair Proposal as modified to have a sealing of \$7,000 to extend repairs further in the same area of Monarch Drive. Ellen Piacente SECONDED the motion and it PASSED UNANIMOUSLY.

EXECUTIVE SESSION

Marit Hughes MOTIONED to ENTER EXECUTIVE SESSION AT 8:19 PM. Ellen Piacente SECONDED the motion and it PASSED UNANIMOUSLY.

Marit Hughes MOTIONED to EXIT EXECUTIVE SESSION AT 8:23 PM. Ellen Piacente SECONDED the motion and it PASSED UNANIMOUSLY.

Marit Hughes MOVED to appoint Paul Hannan as a director for the Townhouse Owners Association board. Ellen Piacente SECONDED the motion and it PASSED UNANIMOUSLY.

ADJOURNMENT

Marit Hughes MOVED to adjourn the meeting. Ellen Piacente SECONDED the motion and it PASSED UNANIMOUSLY.

The meeting was adjourned at 8:26 P.M.

Submitted By: _____