

SUGARLAND RUN HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
October 1, 2025

CALL TO ORDER

The regular meeting of the Sugarland Run Homeowners Association Board of Directors was called to order on October 1, 2025, at 6:30 PM. Marc Raphael informed everyone in attendance that a quorum was present.

Present BOD:	Marc Raphael, President Patricia Pruden, Secretary Christine Devine, Director Jimmy O'Connor, Director Jorge Frapiccini, Director
Absent BOD:	Christopher Fullerton, Treasurer Jeff Kozak, Vice President Tim Starr, Director
Management:	Asma Khan, Sequoia Management Victoria Murcia, Sequoia Management
Vacant:	Vacant Director Seat

APPROVAL OF AGENDA

Jimmy O'Connor MOTIONED that the agenda be approved as written. Patricia Pruden SECONDED the motion, and it PASSED 5 FOR, 3 ABSENT (Christopher Fullerton, Jeff Kozak, and Tim Starr).

GUEST SPEAKER – Clippers Landscaping

Nathan Barker, the branch manager, and Mauro Garcia, operations manager from Clippers Landscaping, wanted to speak with the board about the work being performed by Clippers and to address any questions, concerns, or requests they might have. They would like to have a quarterly meeting with the Board to see if any improvements need to be made.

APPROVAL OF MINUTES

Marc Raphael MOTIONED that the September 17, 2025, meeting minutes be approved as amended. Jimmy O'Connor SECONDED the motion, which PASSED 5 FOR, 3 ABSENT (Christopher Fullerton, Jeff Kozak, and Tim Starr).

RESIDENT FORUM

- The CAC reported the schedule for the Fall Festival on Saturday, October 18, from 6 PM to 9 PM and is looking for help if the Board is available for that day.
- The Townhouse Association president, David Meier, had a question regarding residents using the parking lot at the community center while the townhouse parking lots are being restriped. He also had a concern about the link not working to join Zoom meetings.

DIRECTORS REPORT

- Jimmy O'Connor contacted Loudoun County to ask about the status of the initiative to get the raised crosswalks and is still waiting to hear back from them. He also mentioned that the contractors for the bridge replacement project have been working with the county to handle property lines and are continuing to do so. Lastly, he mentioned looking into getting a new pool pass system in place, and suggested that management should get started on the first steps so we have it ready for next year.
- Marc Raphael would like to discuss the pool RFP and requested that it be added to be discussed at the next meeting. He also mentioned that the trail work that has started on Meadowland Lane looks great. While walking the trail, a few homeowners raised concerns about the Verizon cables being cut during the trail work. They would like management to contact Verizon to see if anything can be done and to identify the lines while the work is being done.

MANAGER'S REPORT

- Management and Caroline sent out all the requested changes to Eugene for the website as suggested to the Board. The final link has been shared with the Board. Management would like to confirm whether the Board wishes to continue using the SetMySite team for website monitoring, or if

they prefer to switch to LightMix. The charges for SetMySite are under \$200, compared to \$400 per month for LightMix.

- Multiple correspondences with Washington Gas have been made and they are scheduling work as soon as possible.
- Management has contacted Paradise Pools and requested that they refrain from covering the pool until we find a permanent solution to the lighting issue inside. Additionally, management has reached out to Critical Peak Service and had them reinspect the pool lights to rule out any problems with the breakers or wiring.
- Maintenance has started working on removing the dead Dominion Energy boxes. Attached is the list with the four boxes that have been removed. He purchased equipment to remove them and is ensuring that it is properly removed and the pipes are capped as needed.
- The trail update for Phase I is provided in the information section. Phase II, the Hopeland Trail, had a successful kick-off meeting. Hiruy, Shawn from Brothers Paving, and management inspected the entire trail and concrete curbs that will need repairs. They will provide a separate estimate for the curb skirt repairs, and the work is tentatively scheduled for October 15, 2025.

DECISION ITEMS

1. Tree Removal Proposal by Premiere Landscaping Patricia Pruden MOTIONED to approve Estimate 26229 from Premier Turf and Landscaping dated 09/22/2025, for five tree removals for a total of \$6,795. Jimmy O'Connor SECONDED the motion, and it PASSED 5 FOR, 3 ABSENT (Christopher Fullerton, Jeff Kozak, and Tim Starr).
2. Fairfax Paving Proposal to Repair Concrete Curbs and Skirts – Trail Project Phase I: Patricia Pruden MOTIONED to Fairfax Paving proposal to repair concrete curbs and skirts for a total of \$32,780. Marc Raphael SECONDED the motion, and it was Tabled for the next meeting. 5 FOR, 3 ABSENT (Christopher Fullerton, Jeff Kozak, and Tim Starr).

DISCUSSION ITEMS

1. 104 Hopeland Lane Trail Survey:
 - a. Hiruy suggested bringing in a surveyor to mark lines to see if the trail could be moved and widen the path to align with the gutter. The board would like management to get a quote for a surveyor to come out and assess the trail.
2. Sugarland Run (SRHOA) New Website:
 - a. Management would like to go live with the website as soon as possible as all the edits by the board have been completed.

INFORMATION ITEMS

Trail Update:

- a. The trail work that is being done is for board review only.

INFORMATION ITEMS

Marc Raphael MOTIONED to enter Executive Session to discuss legal matters at 8:05 PM. Jimmy O'Connor SECONDED the motion, and it PASSED 5 FOR, 3 ABSENT (Christopher Fullerton, Jeff Kozak, and Tim Starr).

Marc Raphael MOTIONED to exit Executive Session at 8:11 PM. Jorge Frapiccini SECONDED the motion, and it PASSED 5 FOR, 3 ABSENT (Christopher Fullerton, Jeff Kozak, and Tim Starr).

ANNOUNCEMENT OF THE NEXT MEETING

Wednesday, October 15, 2025

ADJOURNMENT

Marc Raphael MOTIONED to adjourn the meeting. Jorge Frapiccini SECONDED the motion, and it PASSED 5 FOR, 3 ABSENT (Christopher Fullerton, Jeff Kozak, and Tim Starr).

The meeting was adjourned at 8:13 P.M.

Submitted By: _____