

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
April 1, 2026

CALL TO ORDER

The regular meeting of the Sugarland Run Homeowners Association Board of Directors was called to order on April 1, 2026, at 6:31 PM. Marc Raphael informed everyone in attendance that a quorum was present.

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

Absent: Christopher Fullerton, Treasurer
Patricia Pruden, Secretary

Management: Asma Khan, Sequoia Management
Victoria Murcia, Sequoia Management

Vacant: Vacant Director Seat
Vacant Director Seat
Vacant Director Seat

APPROVAL OF AGENDA

Jeff Kozak **MOTIONED** to approve the agenda as amended. Jorge Frapiccini **SECONDED** the motion, and it **PASSED. 4 FOR, 2 ABSENT (Christopher Fullerton and Patricia Pruden).**

APPROVAL OF MINUTES

Jeff Kozak **MOTIONED** that the March 18, 2026, meeting minutes be approved as written. Jorge Frapiccini **SECONDED** the motion, which **PASSED. 4 FOR, 2 ABSENT (Christopher Fullerton and Patricia Pruden).**

RESIDENT FORUM

- A homeowner inquired about the sidewalk off Seneca Ridge
- Haley Edwards, the new manager for the Dolphin Swim Team, wanted to inquire about putting a sponsorship for the swim team in the agenda item for the next meeting.
- The CAC reported the yard sale is scheduled for April 25, 2026, from 8 AM to 12 PM, with a rainy date on May 2nd. They would also like to consider purchasing shirts with the HOA logo, so volunteers are identifiable at events, after obtaining approval for logo use.
- A homeowner reported lights out on Carousel Ct during the night, and then they turn on in the mornings.

DIRECTORS REPORT

- Christine Devine wanted a follow-up about the electrical box.
- Jeff Kozak reported on motorbikes that have been seen on the trails and wanted to know to whom this needs to be reported.

MANAGER'S REPORT

- Marc Raphael signed the contract for the trail project, which has been sent to Fairfax Paving. The anticipated start date for the project is April 20, 2026, weather permitting. Management and Hiruy will be walking the trails to discuss any potential tree removals needed to ensure the project proceeds without delay.
- Management has reached out to Hiruy and Marty to ensure that Hiruy can finalize the contract for the approved trail work for segments 6, 7, and 8. Hiruy is finalizing the details. Once the contract is completed and signed by the BOD president, Marty will provide a start date.
- There are additional concrete repairs and projects: pool shed concrete, pool deck repairs, pool deck cracking, and the basketball court. Management is obtaining bids from Finley Asphalt and Concrete Company. Bids will be presented to the board at the next meeting.
- Management followed up with Setec to get clarification on the camera wires rewiring concerns presented by the board. The response will be shared once received.
- Management has requested estimates for a colored newsletter from Colornet and Gam Graphics and Marketing. Once the quotes have been received, they will be presented at the meeting.

- Management sent out the signed agreement to MokoApp, including all the requested details for the initial setup. The process should start as soon as possible to issue pool passes and assist homeowners with this new change.
- The Hopeland trail project is nearing completion, and Finley is diligently working to finalize the checklist provided by Hiruy. Hiruy is pleased with the work completed so far. A final walkthrough will be conducted at the end of the project.

COMMITTEE REPORT

Jeff provided updates on Green Team activities, noting that Melissa Hogenobler has volunteered as co-chair while a second co-chair is still being sought. He reported missing the March 26 deadline for the Wisteria Lane grant application due to a GIS mapping requirement, with Marc assisting with that portion. Jeff also shared that content for the Green Team splash page on the SRHOA website is still in development. Additionally, Lyra's "Scrape for the Grape" events are scheduled for April 12 and April 26, from 10 AM to 1 PM, to remove spotted lanternfly egg sacks. The community is encouraged to participate.

INFORMATION ITEMS

1. 2025 Audit by Goldklang
 - A. 2025 Audit contract was signed with the existing provider; no board action is required.

EXECUTIVE SESSION

Marc Raphael **MOTIONED** to enter Executive Session at 7:15 PM to discuss Legal Matters. Jeff Kozak **SECONDED** the motion, and it **PASSED. 4 FOR, 2 ABSENT (Christopher Fullerton and Patricia Pruden).**

Marc Raphael **MOTIONED** to exit Executive Session at 7:26 PM. Jeff Kozak **SECONDED** the motion, and it **PASSED. 4 FOR, 2 ABSENT (Christopher Fullerton and Patricia Pruden).**

Marc Raphael **MOTIONED** to separate the **Sugarland Run Architectural Review Committee (SRHOA ARC)** from the **Sugarland Run Townhouse Owners Association (SRTHOA)**, establishing it as a distinct entity serving exclusively as the Homeowners Association's committee and independent from any other sub-association, including oversight of all ARC-related inspection procedures. Jeff Kozak **SECONDED** the motion, and it **PASSED. 4 FOR, 2 ABSENT (Christopher Fullerton and Patricia Pruden).**

ANNOUNCEMENT OF THE NEXT MEETING

Wednesday, April 15, 2026

ADJOURNMENT

Marc Raphael **MOTIONED** to adjourn the meeting. Jeff Kozak **SECONDED** the motion, and it **PASSED. 4 FOR, 2 ABSENT (Christopher Fullerton and Patricia Pruden).**

The meeting was adjourned at 7:27 PM P.M.

Submitted By: _____