

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
March 18, 2026

CALL TO ORDER

The regular meeting of the Sugarland Run Homeowners Association Board of Directors was called to order on March 18, 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 written. 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 4, 2026, meeting minutes be approved as written. Jeff Kozak **SECONDED** the motion, which **PASSED. 4 FOR, 2 ABSENT (Christopher Fullerton and Patricia Pruden).**

RESIDENT FORUM

- CAC provided an update on upcoming Community Activities Committee events, confirming that the egg hunt is scheduled for March 22nd at 2:00 PM, weather permitting, and the community yard sale will take place on April 25th with a rain date of May 2nd, allowing residents the option to sell from their homes or reserve a lot space. The adult karaoke event has been cancelled due to bandwidth constraints, and it was noted that new volunteers have stepped up this year to assist with events.
- David Mitchler inquired about the status of the Willow Lake pond project. He also expressed concerns regarding a trail drop-off near Seneca Ridge Road. He noted that a girl recently fell in that area, near the crossing guard location, while going uphill. He requested that the drop-off be repaired or filled with dirt. This area belongs to the school, and the HOA Board will inform the school about the safety risk. Additionally, the HOA Board encouraged the THOA Board to contact the school with this concern as well.
- A homeowner raised concerns about inconsistent enforcement of the HOA rules.
- David and Roseanne Meiers presented a written statement regarding dangerous trees in the wooded area behind the townhouses, noting that she had previously raised concerns about dying trees posing a risk to nearby homes and the school path, and requested clarification of maintenance and ownership responsibilities among the County, the church, SRHOA, and the townhouse association.

GUEST SPEAKER – Daniel Mattock from MokoApp

Dan Mattock from MokoApp presented a digital pool pass system designed to replace physical cards. Residents will be able to register online using a custom link, verify their email addresses, enter their information, and acknowledge the pool rules. The system includes an administrative dashboard for managers to approve or deny accounts and manage guest passes. Lifeguards can check in residents by name or phone number, with photo verification for added security. Additional features of the system include tracking check-ins, providing live pool occupancy counts, generating reports, and sending notifications regarding pool closures or events. It was noted that the partnership comes with a waived setup fee of \$500 and a complimentary first-year tier valued at \$1,500. Guest passes are per visit and can accumulate year by year. Importantly, no app is required, as registration is conducted through a web-based platform.

The board discussed the convenience of eliminating physical cards, acknowledged that there may be an initial learning curve, and reviewed the optional integration of Stripe for purchasing additional guest passes, along with checkout features to ensure accurate pool counts.

DIRECTORS REPORT

- Christine Devine wanted a follow-up about the electrical fire on Hopeland.
- Jeff Kozak provided an update on environmental initiatives, noting that LIRA is working on obtaining county approval for signage highlighting the top six invasive species, with signs including photos, taxonomy information, and RFID tags linking to the Loudoun Soil and Water Conservation District website.

FINANCIAL REPORT

The treasurer reviewed the financial report.

MANAGER'S REPORT

- Management and maintenance met with the pool company, Premier Aquatics, and Marty from Fairfax Paving to review the location of the pool shed.
- 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.
- Management followed up with Setec to get the estimate for the broken camera wiring when the main gas line was being repaired for the office building. The quote is presented in the decision item for the board's approval.
- Management coordinated with Jimmy O'Connor to get the article for the Townhall meeting scheduled for May 6 and a blurb for the lake update. The updates will be shared with the community in April's newsletter.
- Management followed up with Karl Acorda after the paper shredding event and provided an update on the event. According to him, the event was successful. He wishes to host another event in the fall for the residents and members.

DECISION ITEMS

1. **Digital Pool Pass 2026:** Marc Raphael **MOTIONED** to approve the digital pool pass system for 2026. Jeff Kozak **SECONDED** the motion, and it was **PASSED. 4 FOR, 2 ABSENT (Christopher Fullerton and Patricia Pruden).**
2. **Camera Repairs Setec:** the board decided to table this item until the next meeting, until the board of directors' questions have been answered.

ANNOUNCEMENT OF THE NEXT MEETING

Wednesday, April 1, 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 8:11 P.M.

Submitted By: _____