SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
April 15, 2026

CALL TO ORDER

The regular meeting of the Sugarland Run Homeowners Association Board of Directors was called to order on April 15, 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 (Arrived Late) Christopher Fullerton, Treasurer Patricia Pruden, Secretary Christine Devine, Director
Absent:	Jorge Frapiccini, Director
Management:	Asma Khan, Sequoia Management Victoria Murcia, Sequoia Management
Vacant:	Vacant Director Seat Vacant Director Seat Vacant Director Seat

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Jeff Kozak **MOTIONED** that the April 1, 2026, meeting minutes be approved as written. Jorge Frapiccini **SECONDED** the motion, and it **PASSED. 4 FOR, 2 ABSENT (Jeff Kozak and Jorge Frapiccini).**

RESIDENT FORUM

- The CAC reported the yard sale is scheduled for April 25, 2026, from 8 AM to 12 PM with a rain date on May 2nd. They will be putting up signage for the yard sale as well as keeping it up for the town hall meeting.
- A homeowner raised concerns about fallen trees on county property.
- David Meier from the THOA board requested to use HOA equipment for a resident-organized cleanup event. He also raised questions about maintenance responsibilities for dog waste stations around the lake.
- Haley Edwards, Sugarland Run Dolphins Swim Team manager, presented the swim team's request for HOA sponsorship.

DIRECTORS REPORT

- Jeff Kozak mentioned he went to a LIRA Spring for the Green event and also a native plant sale. He also researched native plants for the median planting.

FINANCIAL REPORT

The treasurer reviewed the financial report.

MANAGER'S REPORT

- Management reported that the tree proposal approval was processed by the arborist at Premier Landscaping. The work is scheduled to be done before April 20, 2026
- Management confirmed with Setec that slicing the wires for the camera repairs is an option; however, they recommend against it. Management has requested an estimate for repairs and is in this board packet for decision.
- The MokoApp digital pool pass system has been set up. The management team went through training on April 14, 2026. Details and instructions on how to create an account and set up members and residents will be sent out via mail and mass emails this month.
- Management reported the Hopeland trail project has been completed by Finley.
- Management and maintenance will be visiting some local shops and collecting pricing for a prefabricated shed or pricing for building one this month. The information will be shared with the board of directors regarding a decision.

- Management plans to meet with the swim team's manager on April 14, 2026, to go over their questions and concerns regarding their shed and if they need any further assistance.
- Multiple lights were reported by the HOA and THOA members on the streetlights. Management has coordinated with CMI and scheduled repairs.

DECISION ITEMS

1. Swim Team Donation Decision: Marc Raphael **MOTIONED** to approve a $2,500 donation for the 2026 swim team sponsorship. Jeff Kozak **SECONDED** the motion, and it PASSED. 5 FOR, 1 ABSENT (Jorge Fapiccini).
2. Pool Concrete Repairs & Pad for Shed: Patricia Pruden **MOTIONED** To approve the proposal for a concrete pad for the pool shed from Fairfax Paving, dated March 16, 2026, with a total cost of $16,480. Marc Rapahael **SECONDED** the motion, and it PASSED. 5 FOR, 1 ABSENT (Jorge Fapiccini).
3. Newsletter Color Options: Christopher Fullerton **MOTIONED** to approve GAM Printing Company Proposal for MokoApp pool pass printing as a test run, not to exceed $2,500. Jeff Kozak **SECONDED** the motion, and it PASSED. 5 FOR, 1 ABSENT (Jorge Fapiccini).
4. SETEC Camera Proposal: The board **MOTIONED** to table this proposal until the next meeting, with attempts for in-house repairs, but will remain as a backup option if in-house repairs are unsuccessful.

DISCUSSION ITEMS

1. Townhall Meeting:
   A. The Board discussed coordination efforts for the May 6th traffic study town hall, which will replace the regular board meeting and focus on proposed speed bumps at two locations along Sugarland Run Drive. The County will lead the presentation and manage notifications and voting procedures, while resident engagement and supplemental outreach by board members were emphasized as critical to securing the required approval from affected households within the 60-day voting period. Discussion also included tracking outreach efforts, coordinating communication with impacted residents, and the importance of participation from adjacent property owners. It was confirmed that no regular board meeting would follow the town hall unless urgent matters arose, and the next regular board meeting is scheduled for May 20th.
2. Tree Options for Medians:
   A. The Board discussed the condition and replacement of Bradford pear trees located in the community medians, noting that several trees have already been removed and others are declining. Concerns were raised regarding the invasive nature of Bradford pears and their contribution to the spread of thorny callery pear trees in surrounding areas. The discussion included potential native replacement options, the importance of selecting salt-tolerant species suitable for median conditions, and the need to comply with VDOT-approved tree lists. The Board also reviewed the estimated replacement costs included in the reserve study, potential coordination with an arborist already working on trail projects to reduce costs, and the availability of county programs for invasive tree removal and replacement assistance. Further research will be conducted before a decision is made at the May 20th meeting, with a general preference expressed for native flowering trees that do not produce fruit.
3. Bridge Replacement:
   A. The Board discussed moving forward with the previously approved bridge replacement project, which had been temporarily paused pending permitting and environmental studies. Updated environmental study costs were presented, though final costs may be lower if early assessments are sufficient, depending on regulatory requirements. The Board acknowledged the project's financial impact but agreed that replacing the heavily used bridge is necessary due to liability concerns associated with removing the existing structure without a replacement plan in place. It was noted that the project has undergone extensive discussion and engineering consultation over the past year, including efforts to reduce associated costs. The freeze on the project was officially removed, and related path work in the area will remain delayed until permitting is complete.

INFORMATION ITEMS

1. Willow Lake Turtle Relocation and Update
   A. The Board received an update on the ongoing turtle removal project, which began recently and is expected to continue through mid-May. Residents have been notified through multiple communication channels and advised not to interfere with traps or bait used during the process. The Board also noted that fish from the lake should not be consumed or removed, although catch-and-release fishing remains permitted. Coordination with the County is ongoing, and the project is proceeding as scheduled.

ANNOUNCEMENT OF THE NEXT MEETING

No meeting on May 6, 2026, due to the Town Hall Meeting

Next Board Meeting - Wednesday, May 20, 2026

ADJOURNMENT

Marc Raphael **MOTIONED** to adjourn the meeting. Jeff Kozak **SECONDED** the motion, and it PASSED. 5 FOR, 1 ABSENT (Jorge Fapiccini).

The meeting was adjourned at 8 P.M.

Submitted By: ______________________