

**SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**June 3, 2026**

**CALL TO ORDER**

The regular meeting of the Sugarland Run Homeowners Association Board of Directors was called to order on June 3, 2026, at 6:30 PM. Marc Raphael informed everyone in attendance that a quorum was present.

**Present BOD:** Marc Raphael, President  
Jeff Kozak, Vice President  
Christopher Fullerton, Treasurer  
Patricia Pruden, Secretary  
Jorge Frapiccini, Director  
Christine Devine, Director

**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. Christopher Fullerton **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

**APPROVAL OF MINUTES**

Marc Raphael **MOTIONED** that the May 20, 2026, meeting minutes be approved as written. Patricia Pruden **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

**RESIDENT FORUM**

- A homeowner wanted to thank the board for handling the school project. They also wanted to mention that a homeowner is throwing clippings and branches in the common area.

**DIRECTORS REPORT**

- Christopher Fullerton mentioned that he is still working on getting information on the make and model number from JTC for the internet bridge for both buildings.
- Marc Raphael brought up the plumbing issue that happened at the pool that has been replaced.

**MANAGER'S REPORT**

- Management reported the pool pump repairs were completed successfully on May 28, 2026. There are a few other items the pool company has discussed with management, and the company has asked to send a detailed email to the board.
- Management provided the board with the pool water meter readings.
- Management reported that upon opening of the pool, it was observed that there was no Wi-Fi connection at the pool bathhouse. Maintenance installed an extender so that the Wi-Fi connection reaches the pool. It is connected and is working properly.
- Management reported that the administration team has given access to 1,200 members to the pool. This number will increase as there are still pending applications submitted each day.
- Management reported the trail work for Phase III is set up to begin on June 8, 2026. The schedule is attached for the board's review and information with the manager's report.
- There is a fence around the lake that was built on June 1, 2026, for the lake project. They will also start construction of the lake this week. They also plan to start test pumping this week to verify the capacity of the pumps they plan to use for the project.
- Management has reached out to Wells Fargo and requested the new account manager, Kevin O'Connor, to contact management via email to discuss future investments and plans.
- Management has sent a follow-up to JTC demanding an update and requesting the model number for the back-ordered items. Once the information is shared, it will be presented to the board.
- Last Wednesday, the Community Center fire alarm began malfunctioning and triggered the alarm. Management and the admin team contacted the fire alarm vendor to submit a service request. After inspection, the technician determined that the sprinkler module had failed and required

replacement. The replacement module has been ordered and is scheduled to be installed on Thursday.

#### **COMMITTEE REPORT – GREEN TEAM UPDATE**

- Jeff Kozak reported that he went around the office and tagged the invasive species around the office.

#### **DECISION ITEMS**

1. **Policy No: 2026-001 Employee Cost Saving and Bonus Plan:** Patricia Pruden **MOTIONED** to approve SRHOA Bonus Payment Policy Resolution No. 001-2026. Marc Raphael **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**
2. **Policy No: 2026-002 Guest Pool Pass:** The board would like to add the amendment to the policy before approving the policy and reviewing it at the next meeting for approval.
3. **Declining Tree Removal Behind 220 W Meadowland – Tag 613:** Patricia Pruden **MOTIONED** to approve Premier Turf and Landscaping Estimate No. 26856 for a total of \$2,595. Christopher Fullerton **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

#### **DISCUSSION ITEMS**

1. **Removal of Invasive Plants – Office Building:**
  - A. The Board discussed the removal of invasive species surrounding the office building. The Board also considered requesting recommendations from landscapers or management for appropriate native species to replace the invasive plants.
2. **Trees & Flower Beds on Median – Community Entrance:**
  - A. The Board discussed the trees that have been removed from the medians and considered options for replacement, including planting new trees or installing flowers. The Board directed management to create a map of all median tree locations to assist in determining priorities and planning future landscaping improvements.

#### **INFORMATION ITEMS**

1. **Traffic Calming**
  - A. The county has paused all voting starting on Friday, June 5, 2026, for the traffic calming due to the board of supervisors' proposal to extend all voting from thirty days to ninety days. A decision will be made by June 19, 2026.

#### **EXECUTIVE SESSION**

Marc Raphael **MOTIONED** to enter Executive Session at 8:11 PM to discuss Legal Matters. Christopher Fullerton **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

March Raphael **MOTIONED** to exit Executive Session at 8:26 PM. Jeff Kozak **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

#### **ANNOUNCEMENT OF THE NEXT MEETING**

Wednesday, June 17, 2026

#### **ADJOURNMENT**

Marc Raphael **MOTIONED** to adjourn the meeting. Christopher Fullerton **SECONDED** the motion, and it **PASSED. 5 FOR, 1 ABSENT (Christine Devine).**

The meeting was adjourned at 8:27 P.M.

Submitted By: \_\_\_\_\_