

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

v. Outlets Pool Pump Room/Gym completed, however, Fan is to big needs a 18' 20"
Fan

B. Update (Community Inspections) – The follow up inspection to the Annual inspection was performed on July 28, 2022. The report was sent to the Board and corresponding compliance notices were sent out to owners. The next step in the process will be hearings.

VII. OLD BUSINESS

- A. Parking Policy/Webpage going Virtual with hang- Tags – The Board and Management will review the current Policy.
- B. Outlets pool Pump Room/Gym Fan
- C. Mailbox painting and Pedestals work complete
- D. Arborist pruning of approved tree limbs dangerous to town homes

VIII. NEW BUSINESS

- A. Pool Led Lights Installation of LED underwater light fixture - 50ft cord 8 \$1,295.00 \$10,360.00
- B. Installation of LED underwater light fixture - 100ft cord 2 \$1,395.00 \$2,790.00
- C. Grand total: \$13,150.00
- D. Reserve Study proposal study costs
- E. OPP Web page
- F. Loudoun County Pool Fence violation
- G. Snow Removal
- H. Speed Bumps

IX. ADJOURN INTO EXECUTIVE SESSION -Motion to adjourn Executive Session made at 8:18 p.m.by Mehdi Kohanbani, seconded by Abby Glauberman, Approved Unanimously.

X. EXECUTIVE SESSION

- A. Review of Delinquency Report
- B. Legal Collections Review
- C. Contracts Review
- D. Late fee waiver @ 45435 Baggett/Dominion Station
- E. Accident at 22021 Guilford Station Ter.
- F. Pool Fence Violation
- G. Morgan Stanley CD in the reserve new rates

XI. ADJOURN EXECUTIVE SESSION Motion to adjourn Executive Session made at 8:36 p.m.by Mehdi Kohanbani, seconded by Abby Glauberman, Approved Unanimously.

XII. RECONVENE OPEN SESSION

- Motion to approve mailboxes at the cost of \$3,000 for 17 mailboxes at \$175/ each by Mehdi Kohanbani, seconded by Jamie Boyd, Approved Unanimously.
- Motion to approve new speed bumps at a cost of \$750 per speed bump, total cost \$1,500 by Abby Glauberman, seconded by Jamie Boyd, Approved Unanimously.
- Motion to approve the waiving late fee of \$45 for Daniel Labarca by Abby Glauberman, seconded by Jamie Boyd, Approved Unanimously.

XII. ADJOURN- Motion to adjourn made at 8:47 p.m.by Mehdi Kohanbani, seconded by Jamie Boyd, Approved Unanimously.

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Distribution: Mehdi Kohanbani; Jamie Kolbe; Abby Glaberman

Prepared by: Frank Martin, SFMC