

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, December 14, 2022

6:30 p.m.

AGENDA

- I. CALL TO ORDER & ROLL CALL (Proof of Quorum) 6:35pm meeting was called to order by PRESIDENT, Mehdi Kohanbani**
- II. COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker)**
Jose Alvarez-asked about guest parking because him and his wife share 1 car. No visitor spaces in her section
- III. APPROVAL OF Agenda PRESIDENT, Mehdi Kohanbani**
PRESIDENT, Mehdi Kohanbani approve the agenda at 6:55PM
- IV. APPROVAL OF MINUTES – October 19, 2022, BOD Mtg PRESIDENT, Mehdi Kohanbani approved 6:59PM**
- V. New Board Candidates Approval -- PRESIDENT, Mehdi Kohanbani**
At 7:05PM Board Presiden Mehdi, Reappointed Abby Glauberman to Secretaary, Curtis White, to Vice President and Michael Monrroy as Coodinator all will serve one year term since we did not meet Quorum at the annual meeting.
- VI. COMMITTEE REPORTS**
 - A. Architectural Review Committee (ARC) No Report
 - B. Communications Committee No Report
 - C. Parking Committee No Report
 - D. Shared Facilities Committee No Report
- VII. MANAGER'S REPORT Frank Martin, Community Manager**
 - A. Financial Management - Totaling Operating Cash flow was \$368,482 against liabilities of \$50,000 of the liabilities \$27,455 represent Prepaid Owner assessments.
 - B. Association Investments total \$1,552, 005. Reserve is booked at \$1, 867,507.
 - C. Totaling Operating Income year to date is over by \$2,649.00
 - D. 2023 Budget – Dominion Station 2023 budget has been approved.
 - E. Contract Services – Management has meet with several contractors over the last month including grounds maintenance, Loudoun County Inspector, Long Fence, and Fairfax Paving Snow Contractor.
 - i. Pool Fence- met with Loudoun County to review fence Violation and location
 - ii. Long Fence meeting to review violation work
 - iii. Fairfax Paving to review speed bump scheduled to start on December 27th
- VIII. OLD BUSINESS**
 - A. 2 new Speed bumps one on at Guilford Station Terr & Box Car Sq. (Scheduled to start on December 27th)
 - B. Snow Contract
 - C. Reserve Study Cost- Board decided to go with Reserve Advisors for the 2023 study of Dominion Station HOA.
- IX. NEW BUSINESS**

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- A. Club House Rental- (Board approve giving applicant 30 minutes before the scheduled time and 30 Minutes after their scheduled time to avoid clubhouse not cleaned-up after event)
- B. Tree Removal at 45527 Grand Central Sq.(approved since root is uplifting sidewalk must replace with Crape Myrtle)
- C. American Disposal Trash Service Increase-(Review 10% rate increase)
- D. Pool Cover Springs- (Proposal Not approved) However, pool replacement lights approved \$13,150.00
- E. Proposal for Clubhouse sidewalk lights (Not approved need to understand Freight costs)
- F. Remove and install new light by pool fence violation Approved
- G. Long Fence proposal to fix fence violation approved for \$2,849.00

X. ADJOURN INTO EXECUTIVE SESSION

XI. EXECUTIVE SESSION

- A. Review of Delinquency, Margriet Langenberg ,Attorney at Law will not be able to attend meeting
PRESIDENT, Mehdi Kohanbani approved would like to turn over GYM applications to SFM

Meeting Over at 8:25PM

Report Distribution: Mehdi Kohanbani

Prepared by: Frank Martin, SFMC