

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
TUESDAY, October 17, 2023
6:30 p.m.

AGENDA

- I. VIOLATION TRASH HEARING for 22078 Manning Square at 6:15 PM - DSHOA BOARD**
- II. CALL TO ORDER & ROLL CALL** **PRESIDENT, Mehdi Kohanbani**
- III. COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker)** **PRESIDENT, Mehdi Kohanbani**
- IV. APPROVAL OF AGENDA** **PRESIDENT, Mehdi Kohanbani**
- V. APPROVAL OF MINUTES – August 28, 2023, BOD Mtg** **PRESIDENT, Mehdi Kohanbani**
- VI. COMMITTEE REPORTS** **PRESIDENT, Mehdi Kohanbani**
- A. Architectural Review Committee (ARC)
 - B. Communications Committee
 - C. Shared Facilities Committee
- VI. MANAGER'S REPORT** Frank Martin, Community Manager
- A. Total Operating Cash was \$370,088 against liabilities of \$70,564. Of the liability amount, \$42,638 owner represents Prepaid Owner Assessments.
- Receivables, including unpaid assessments and late fees, totals \$28,299.
- Association Investments total \$1,692,353. Reserves are booked at \$2,017,193.
- B. Updated Reserve Study -Reserve Study was updated, due to no irrigation being shared with Dominion Station Condos
- C. Contract Services – SFMC management has met with several contractors over the last month on site.
- I. Ground Maintenance- site walk with contractor for fall flowers and upcoming leaf removal in November and December, and areas that need possible fall turf renovation.
 - II. Tree Work – 1 Sycamore behind 45521 Hutchens Sq. the limbs were almost touching siding and roof and were removed. Also removed down tree from storm behind fence at 21923 Thompson Square.
 - III. Violation inspection regarding trash at Box Car Sq. in common area and completed second violation inspections.
- VII. OLD BUSINESS**
- A. Scheduled to meet on 11/15 with Loudoun County on Safety lights on Magnolia.
 - B. Meeting with Carl, CP Electric on broken light at Tot-lot and getting a quote for rotating fans in gym.
 - C. Waiting on two other tennis court proposals

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VIII. NEW BUSINESS

- A. Discuss call for candidates for 2024 HOA Board positions
- B. Review 2024 Dominion Station Budget for approval
- C. Bids for 2024 pool contract
- D. 2023-2024 Snow contract
- E. 2024 Irrigation Contract
- F. Review HVAC Smart System
- G. Dog station contracts

IX. ADJOURN INTO EXECUTIVE SESSION- PRESIDENT, Mehdi Kohanbani

X. EXECUTIVE SESSION - PRESIDENT, Mehdi Kohanbani

- A. 45440 Baggett Ter Parking Issues
- B. Holiday towing Waivers
- C. Review of Delinquency Report
- D. Legal Collections Review
- E. 2 Late Fee Waivers

XI. ADJOURN EXECUTIVE SESSION

XII. RECONVENE OPEN SESSION

XII. ADJOURN

Distribution: Mehdi Kohanbani; Curtis White, Abby Glauberman, Donna Gottenkieny, and Michael Monrroy
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