

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
TUESDAY, February 20, 2024
6:30 p.m.

AGENDA

- I. CALL TO ORDER & ROLL CALL** **PRESIDENT, Mehdi A. Kohanbani**
- II. COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker)** **PRESIDENT, Mehdi A. Kohanbani**
- III. APPROVAL OF AGENDA** **PRESIDENT, Mehdi A. Kohanbani**
- IV. APPROVAL OF MINUTES – December 19, 2023, BOD Mtg** **PRESIDENT, Mehdi A. Kohanbani**
- V. COMMITTEE REPORTS** **PRESIDENT, Mehdi A. 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 \$365,147 against liabilities of \$43,086. Of the liability amount, \$35,470 owner represents Prepaid Owner Assessments.
- Receivables, including unpaid assessments and late fees, totals \$33,091.
- Association Investments total \$1,731,216. Reserves are booked at \$2,056,998..
- B. Contract Services – SFMC management has met with several contractors over the last month on site.
- I. On 1/9/24 Met with Postal Service manager to replace down mailbox on Grand Central
 - II. Pool- 1/11/24 met with new pool company to show them the pool area
 - III. Asphalt trail 1/11/24 met with Fairfax Paving to review asphalt repair and snow removal
 - IV. Tennis Court-on 1/30 met onsite with Superior Tennis contractor to review work for tennis court
- VII. OLD BUSINESS**
- A. Smart thermostat system for clubhouse proposal
 - B. New Dog Station installed at tennis court
 - C. CP installed new light sensors through-out clubhouse.
 - D. Clubhouse Conference room door repaired

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VIII. NEW BUSINESS

- A. Dominion Station Pond and Maintenance contract 2024
- B. EV Charging Station
- C. Warning Sticker for dead tags and inspections
- D. Holiday Decorations.
- E. Light post painting proposal
- F. Visitor Spaces Yellow painting proposal
- G. Clubhouse cleaning pool bathrooms/locker added to contract

IX. ADJOURN INTO EXECUTIVE SESSION- PRESIDENT, Mehdi Kohanbani

X. EXECUTIVE SESSION - PRESIDENT, Mehdi Kohanbani

- A. 45636 Whitcomb Sq.
- B. 21907 Golden Spike Ter.
- C. Review Clubhouse rental.
- D. Review tows. (3)
- E. Review of Delinquency Report
- F. Legal Collections Review

XI. ADJOURN EXECUTIVE SESSION

XII. RECONVENE OPEN SESSION

XII. ADJOURN

Distribution: Mehdi A.Kohanbani; Curtis White, Abby Glauberman, Donna Gottenkieny, Craig Gordon

Prepared by: Frank Martin, SFMC