

# DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING**  
**TUESDAY, April 16, 2024**  
6:30 p.m.

## AGENDA

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| <b>I. CALL TO ORDER &amp; ROLL CALL</b>  | <b>PRESIDENT, Mehdi A. Kohanbani</b> |
| <b>II. Matt Leslie, Senior Planning Bowman</b>   | <b>PRESIDENT, Mehdi A. Kohanbani</b> |
| <b>III. COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker)</b>  | <b>PRESIDENT, Mehdi A. Kohanbani</b> |
| <b>IV. APPROVAL OF AGENDA</b>  | <b>PRESIDENT, Mehdi A. Kohanbani</b> |
| <b>V. APPROVAL OF MINUTES – February 20th, 2024, BOD Mtg</b>   | <b>PRESIDENT, Mehdi A. Kohanbani</b> |
| <b>VI. COMMITTEE REPORTS</b>   | <b>PRESIDENT, Mehdi A. Kohanbani</b> |
| A. Architectural Review Committee (ARC)  |                                      |
| B. Communications Committee  |                                      |
| C. Shared Facilities Committee   |                                      |
| <b>VI. MANAGER'S REPORT</b>  | Frank Martin, Community Manager      |
| A. Total Operating Cash was \$426,910 against liabilities of \$74,688. Of the liability amount, \$47,744 represents Prepaid Owner Assessments. |                                      |
| 2. Owner Receivables, including unpaid assessments and late fees, totals \$33,923.   |                                      |
| 3. Association Investments total \$1,746,728. Reserves are booked at \$2,094,977.  |                                      |
| 4. As of January 31, 2024, the Association has an un-audited surplus of \$5,171 as compared to a budgeted deficit of \$2,555.                  |                                      |
| B. Contract Services – SFMC management has met with several contractors over the last month on site.   |                                      |
| I. On 3/5//24 Met with pool contractor and went over spring cleaning and inspection  |                                      |
| II. Clubhouse- 3/12/24 contractor to review renovation work.   |                                      |
| III. Asphalt trail 3/15/24 met with Brothers asphalt repair.   |                                      |
| IV. Clubhouse 3/15 met CP Electric to install hand driers in the clubhouse and pool bathrooms.   |                                      |
| <b>VII. OLD BUSINESS</b>   |                                      |
| A. Tree work was completed at 22009 Box Car Sq.  |                                      |
| B. New Dog Station installed at tennis court.  |                                      |
| C. Millennium Pool started spring clean-up.  |                                      |
| D. Visitor Spots Painted Yellow  |                                      |

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## **VIII. NEW BUSINESS**

- A. Dominion Station Pond Fountain
- B. EV Charging Station
- C. 2024 Pool Season Letter
- D. Asphalt repair proposals
- E. Tennis Court proposal
- F. Clubhouse Bathroom Hand Dryer
- G. Clubhouse carpet pool Bathroom Painting and repair tiles
- H. Parking By-laws need to be updated
- I. Clubhouse Rentals need to updated and amended

## **IX. ADJOURN INTO EXECUTIVE SESSION- PRESIDENT, Mehdi Kohanbani**

## **X. EXECUTIVE SESSION - PRESIDENT, Mehdi Kohanbani**

- A. Review tows. (2)
- B. 21954 Box Car Square Tree roots
- C. Review of Delinquency Report
- D. Legal Collections Review

## **XI. ADJOURN EXECUTIVE SESSION**

## **XII. RECONVENE OPEN SESSION**

## **XII. ADJOURN**

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**Distribution:** Mehdi A. Kohanbani; Curtis White, Abby Glauberman, Donna Gottenkieny, C  
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