

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
TUESDAY, June 11, 2024
6:30 p.m.

AGENDA

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| I. CALL TO ORDER & ROLL CALL | PRESIDENT, Mehdi A. Kohanbani |
| II. Matt Leslie, Senior Planning Bowman | PRESIDENT, Mehdi A. Kohanbani |
| III. COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker) | PRESIDENT, Mehdi A. Kohanbani |
| IV. APPROVAL OF AGENDA | PRESIDENT, Mehdi A. Kohanbani |
| V. APPROVAL OF MINUTES – April 16th, 2024, BOD Mtg | PRESIDENT, Mehdi A. Kohanbani |
| VI. 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 \$426,217 against liabilities of \$81,626. Of the liability amount, \$44,469 represents Prepaid Owner Assessments. | |
| 2. Owner Receivables, including unpaid assessments and late fees, totals \$35,949. . | |
| 3. Association Investments total \$1,766,216 Reserves are booked at | |
| 4. As of March 31, 2024, the Association has an un-audited surplus of \$576 as compared to a . budgeted deficit of \$10,415 | |
| B. Contract Services – SFMC management has met with several contractors over the last month on site. | |
| I. On 5/8//24 Met with Full Service contractor and went over work to be done through out clubhouse | |
| II. On 5/11/24 met arborist on site to review pruning on Grand Central, Reading Ter., Golden Spike | |
| III. On 5/20/24 met with Loudoun County Health dept & Millennium Pool for pool inspection. | |
| IV. Clubhouse 5/27/24 met with Empire carpet to get a quote in replacing clubhouse carpet and Specialty Services never showed up. | |
| VII. OLD BUSINESS | |
| A. Tree pruning work completed at Grand Central, Reading Ter., Golden Spike | |
| B. New hand dryers install in upstairs and downstairs bathrooms | |
| C. Upstairs bathroom men’s and ladies bathroom walls were repainted and downstairs bathroom wall, floor, and safety rubber mats were installed | |
| D. On 5/15/24 DS asphalt trail was started | |
| E. On 5/16 Power was run to the electrical box for the pond fountain installation | |

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VIII. NEW BUSINESS

- A. New Clubhouse Carpet
- B. New Ground Lights
- C. New Padding in hallway as you enter clubhouse downstairs
- C. Tennis Court resurfacing
- D. Extend mulch Bed

IX. ADJOURN INTO EXECUTIVE SESSION- PRESIDENT, Mehdi Kohanbani

X. EXECUTIVE SESSION - PRESIDENT, Mehdi Kohanbani

- A. Condo rental
- B. Waivers
- C. Landscape contract
- D. Clubhouse locks
- 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, C

Prepared by: Frank Martin, SFMC