

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
TUESDAY, August 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 – June 11, 2024, 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 \$330,329 against liabilities of \$63,025. Of the liability amount \$46,350 represents Prepaid Owner Assessments. | |
| 1. Owner Receivables, including unpaid assessments and late fees, totals \$33,611 | |
| 2. Association Investments total \$1,766,216 Reserves are booked at \$2,111,728. | |
| 3. As of July 31, 2024, the Association has an un-audited surplus Total Operating Expenses year-to-date are \$7,580 over budget. | |
| B. Contract Services – SFMC management has met with several contractors over the last month on site. | |
| I. On 7/9/24 met with Brothers Paving to review 6 areas that need to still be completed. | |
| II. On 7/9//24 met with Full Service contractor to review mat for hallway leading to Gym/Restrooms | |
| III On 7/16/24 met with Baldinos who relocated the stairwell camera to the front door | |
| IV. On 7/17/24 met with Ryan Hennessy on site to start the D S yearly violation inspection | |
| VII. OLD BUSINESS | |
| A. Tennis Court resurfacing & Pickleball lines | |
| B. New Carpet scheduled to be installed on Sept. 4th | |
| C. Camera now monitoring clubhouse front door | |
| D. New fan installed in gym | |

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VIII. NEW BUSINESS

- A. DS yearly violation walk
- B. Long Fence pool gate Repair 9/20/24
- C. Review New Landscape contact
- D. Review New Trash Contracts
- E. New Ground Lights
- F. Set walk with Landscape around the pond
- F. Future board meeting on Zoom
- G. Review Gutter work around clubhouse
- H. Review proposal for common area by 45567 Reading Terrace

IX. ADJOURN INTO EXECUTIVE SESSION- PRESIDENT, Mehdi Kohanbani

X. EXECUTIVE SESSION - PRESIDENT, Mehdi Kohanbani

- A. Tow Incident
- B. Landscape work by 45567 Reading Terrace
- C. Waivers
- D. Landscape contract
- E. Trash Contract
- F. Clubhouse Gutter repair proposal
- G. Review of Delinquency Report
- H. Legal Collections Review

XI. ADJOURN EXECUTIVE SESSION

XII. RECONVENE OPEN SESSION

XII. ADJOURN

Distribution: Mehdi A.Kohanbani; Curtis White, Abby Glauberman, Donna Gottenkieny, Christina Jatras
Prepared by: Frank Martin, SFMC