

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

TUESDAY, April 16, 2024

6:30 p.m.

AGENDA

- I. CALL TO ORDER & ROLL CALL** **PRESIDENT, Mehdi A. Kohanbani**
- call to order at 6:31 pm
- II. Matt Leslie, Senior Planning Bowman** **PRESIDENT, Mehdi A. Kohanbani**
- III. COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker)** **PRESIDENT, Mehdi A. Kohanbani**
- Homeowner brought to our attention that another homeowner dumped debris including leaves down the storm drain. Send them a letter for dumping.
- IV. APPROVAL OF AGENDA** **PRESIDENT, Mehdi A. Kohanbani**
-Motion to approve by Mehdi Kohanbani, seconded by Donna Gottenkieny, and Approved Unanimously.
- V. APPROVAL OF MINUTES – February 20th, 2024, BOD Mtg** **PRESIDENT, Mehdi A. Kohanbani**
-Motion to approve by Mehdi Kohanbani, seconded by Abby Glauberman , and Approved Unanimously.
- VI. COMMITTEE REPORTS** **PRESIDENT, Mehdi A. Kohanbani**
- A. Architectural Review Committee (ARC)- 2 applications for deck redesign.
 - B. Communications Committee- Add info about Bowman development on our website.
 - C. Shared Facilities Committee- Raised cost of clubhouse rental and deposit. Working to install hand dryers and toilet seat covers to restrooms and updating the flooring in locker rooms. Proposal to paint in the bathrooms. Increased cleaning frequency of clubhouse, locker rooms and gym. Considering to keep the pool open later through September on the weekends.
- VI. MANAGER'S REPORT** **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

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- 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 dryers in the clubhouse and pool bathrooms.

VII. OLD BUSINESS

- 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

VIII. NEW BUSINESS

- A. Dominion Station Pond Fountain
- B. EV Charging Station- discuss if we should allow it and where to put it.
- 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

Motion to adjourn the meeting into Executive Session made at 8:10 pm by Mehdi Kohanbani, seconded by Abby Glauberman, Approved Unanimously.

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

- Motion to adjourn Executive Session made at 9:15 p.m. by Mehdi Kohanbani, seconded by Abby Glauberman, Approved Unanimously.

XII. RECONVENE OPEN SESSION

- Motion to reimburse Oleg Mejeritski for towing fee of \$200 by Abby Glauberman, seconded by Curtis White, Approved Unanimously.

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- Motion to reimburse Demmi Hersh one towing fee of \$200 by Donna Gottenkieny, seconded by Abby Glauberman, Approved Unanimously.
- Motion to approve HM payment plan for \$75 semi- weekly plus assessments as they come due Donna Gottenkieny, seconded by Curtis White, Approved Unanimously.
- Motion to move forward with TH foreclosure of property on July 1, 2024 by Mehdi Kohanbani, seconded by Donna Gottenkieny,, Approved Unanimously.
- Motion to approve Virginia Waters & Wetlands proposal of a total cost of \$19,990.95 to add the fountain to pond to include lighting by Mehdi Kohanbani, seconded by Curtis White, Approved Unanimously.
- Motion to approve the install of 4 hand dryers at a cost of \$6,200 by Abby Glauberman, seconded by Donna Gottenkieny, Approved Unanimously.
- Motion to approve Bishops Tennis proposal with Dark Blue Interior and Dark Green Exterior lines at a cost of \$25,940 + \$1,800 for line coloring + \$650 for pickleball lines totalling \$26,770 by Abby Glauberman, seconded by Curtis White, Approved Unanimously.
- Motion to approve Brothers Paving & Concrete proposal for asphalt repairs at a cost of \$51,525 by Donna Gottenkieny, seconded by Abby Glauberman, Approved Unanimously.
- Motion to approve Full Services, LLC proposal to paint and seal the floor and add gray epoxy non-slip to the top of all the floors entering the lifeguard area, lifeguard area and both locker rooms at a cost of \$7,949 by Donna Gottenkieny, seconded by Abby Glauberman, Approved Unanimously.
- Motion to approve Full Services, LLC proposal to re-paint both locker rooms and make additional repairs at a total cost of \$6,490 by Mehdi Kohanbani, seconded by Donna Gottenkieny, Approved Unanimously.
- Motion to approve Full Services, LLC proposal for Rubber Floor Tile color black at a cost of \$4,595 by Donna Gottenkieny, seconded by Abby Glauberman, Approved Unanimously.

XII. ADJOURN

- Motion to adjourn made at 9:24 p.m. by Mehdi Kohanbani, seconded by Abby Glauberman, Approved Unanimously.

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