

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday, December 17, 2024

6:30 p.m.

AGENDA

- I. **CALL TO ORDER & ROLL CALL (Proof of Quorum)** PRESIDENT, Mehdi A. Kohanbani
- II. **Kim Hart- Guest Speaker Updating New Apartments Across from DSHOA**
- III. **COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker)**
- IV. **APPROVAL OF AGENDA** PRESIDENT, Mehdi A. Kohanbani
- V. **APPROVAL OF MINUTES – October 15, 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**
- VII. **MANAGER'S REPORT**
 - A. **Financial Management –** Frank Martin, Community Manager
 - I. Total Operating Cash was \$287,760 against liabilities of \$53,675 of the liability amount, \$43,416 represents Prepaid Owner Assessments
 - II. Association Investments total \$1,842,009. Reserves are booked at \$2,118,652.
 - III. As of November 30, 2024, the Association has an un-audited deficit of \$36,657 as compared to a budgeted deficit of \$28,797.
 - B. **2025 Budget –** Management approved the 2025 draft budget. The 2025 assessment letter and budget was mailed out to all DSHOA Homeowners with dues remaining the same at \$110.00
 - C. **Contract Services –** Management has meet with several contractors over the last month including grounds maintenance, irrigation, tree maintenance, electric and handyman services.
 - I. Ground Maintenance-site walk with contractor fall flowers were installed and second leaf removal is scheduled for December 16th
 - II. Tree work trimmed back 2 large Oaks in common area behind 21979 Box Car Square
 - III. Site walk 11/27 with Board President Mehdi Kohanbani and Mac, from Rock Water Farm walked the pond area and the asphalt path behind Baggett Ter. to review lighting opening up a walking trail around pond.
 - IV. Met with VDOT at SFMC and provided all the documents needed to start new handicap Bus stop ramp.
 - V. Met with Full Service to review gutter leaf guards for the new clubhouse gutters

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VII. OLD BUSINESS

- A. Review new ground light along pond asphalt trail and asphalt trail behind Baggett Ter.
- B. VDOT will be constructing a new handicap Bus stop ramp on Magnolia Rd. and Grand Central Sq.

VIII. NEW BUSINESS

- A. Review updated Parking Resolutions
- B. New Gutters to be installed around the clubhouse by Full Service at the end of this month
- C. Replacing the old ground lights on asphalt trail by pond and along asphalt trail behind Baggett Ter.

IX. ADJOURN INTO EXECUTIVE SESSION

X. EXECUTIVE SESSION

- A. Review of Delinquency Report
- B. Legal Collections Review
- C. Review 2025 Board Meeting Dates
- D. GYM Applications
- E. Proposals

XI. ADJOURN EXECUTIVE SESSION

XII. RECONVENE OPEN SESSION

XII. ADJOURN

Distribution: Mehdi Kohanbani; Abby Glauberman, Donna Gottenkieny, Curtis White, Christina Jatras,
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