

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**
- call to order at 6:31 pm
- II. COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker)** **PRESIDENT, Mehdi A. Kohanbani**
Austin- up date on parking situation.
- III. APPROVAL OF AGENDA** **PRESIDENT, Mehdi A. Kohanbani**
-Motion to approve by Mehdi Kohanbani, seconded by Curtis White, and Approved Unanimously.
- 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 DS 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
- VIII. NEW BUSINESS**
- A. DS yearly violation walk

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- 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

Motion to adjourn the meeting into Executive Session made at 6:55 pm by Mehdi Kohanbani, seconded by Donna Gottenkieny, Approved Unanimously.

X. EXECUTIVE SESSION - PRESIDENT, Mehdi Kohanbani

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

XI. ADJOURN EXECUTIVE SESSION

Motion to adjourn Executive Session made at 7:15 pm by Mehdi Kohanbani, seconded by Donna Gottenkieny, Approved Unanimously.

XII. RECONVENE OPEN SESSION

- Motion to review clubhouse Gutter Repair proposal for \$7,795 by Curtis White, seconded by Donna Gottenkieny, Approved Unanimously.

XII. ADJOURN

- Motion to adjourn made at 7:45 p.m. by Mehdi Kohanbani, seconded by Christina Jatras, Approved Unanimously.

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

Prepared by: Frank Martin, SFMC