

DOMINION STATION

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

TUESDAY, April 15, 2025

6:30 p.m.

Meeting Minutes

I. CALL TO ORDER & ROLL CALL

by **PRESIDENT, Mehdi A. Kohanbani**

II. COMMUNITY DISCUSSION PERIOD (3 Minutes per Speaker)

Angela Maryland (Golden Spike) - Mentioned that the parallel parking along Golden Spike should also be marked with Open Space designation.

Minnie (Manning) - Mownomo is a company that could tend the front and back of homes in the neighborhood with an ~\$26.00.

Grand Central - Grass unable to grown along the small strip of grass that abuts the Non-Garage Unit parking.

Kids reported playing Soccer on tennis court & in Clubhouse parking lot.

Quarterly Towing Stats will be published in the minutes. The stats began being included in the FEB meeting minutes which included Q125 towing stats.

Residents discussed the Web Parking Pass breach in SEP. Web Parking Pass provided an e-mail to all of its users of the site as to the extent of the breach and the work they were doing to ensure that no further breaches would occur.

Residents are asking for the ability to complete a survey to identify neighborhood improvements considerations for future years. This would be something we would set up ahead of and during the annual meeting period.

Need to put smaller flags on the flag pole at the entryway along Church Road.

III. APPROVAL OF AGENDA

Motion made by Mehdi A. Kohanbani

2nd by Christina Jatras

Approved unanimously

IV. APPROVAL OF MINUTES – February 18th, 2025, BOD Mtg

Meeting minutes tabled so that Q125 parking statistics could be added.

Meeting minutes updated and sent via e-mail to the Board by Mehdi A. Kohanbani

2nd by Abby Glauberman

Approved unanimously via e-mail

VI. COMMITTEE REPORTS

A. Architectural Review Committee (ARC) - Nothing significant to report

B. Communications Committee - The new HOA site that will be used for pool passes, gym access, and Clubhouse Reservations is being designed and meetings between the developer and the Board are underway bi-weekly.

C. Shared Facilities Committee - Website & Social Media being updated to include all of the 2025 events.

VI. MANAGER'S REPORT

A. Financial Management

I. Total Operating Cash was \$317,029 against liabilities of \$50,372. Of the liability amount, \$46,181 represents Prepaid Owner Assessments.

II. Owner Receivables, including unpaid assessments and late fees, total \$31,638.

III. Association Investments total \$1,876,122. Reserves are booked at \$2,150,924.

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IV .As of February 28, 2025, the Association has an unaudited surplus of \$22,854 as compared to a budgeted surplus of \$18.32.

B. Contract Services – SFMC management has met with several contractors over the last month on site.

I. On 3/5//25 Met with Advantage Landscaping Area Manager review spring cleaning and mulching

II. On 3/21/25 Mehdi and I met with Millennium Pools owner and area manager

III. On 3/25/25 Started talks with Brian Gillespie Blink regional sales manager on EV station

IV. On 3/26/25 Met irrigation contractor to review irrigation spring start-up

V. On 4/4/25 Mehdi and I met with Kim Hart & Colin Stiles, Good Housing behind the monument sign at Magnolia and Atlantic BLVD. to review the new apartment utility hook-up location and the trees in the area.

VII. OLD BUSINESS

A. Two additional pond lights on the asphalt trail were installed

B. Gutter Guards installed at Clubhouse

C. Millennium Pool started spring clean-up and completed pool repairs

VIII. NEW BUSINESS

A. Dominion Station pool Fall repairs

B. EV Charging Stations being look at near clubhouse

C.. 2025 Pool Season Letter being drafted

D.. Information on the new apartment complex will be included in the pool mailer.

E. Pond wood chip trail completed behind Grand Central Square.

F.. Reviewing New Parking Company. If the BoD agreed to make the change it will take place after Labor Day.

G. Painting Curb for OPEN space Golden Spike and Baggett Terr by tot-lot.

IX. ADJOURN INTO EXECUTIVE SESSION 8pm

X. ADJOURN EXECUTIVE SESSION (9:17pm)

XI. RECONVENE OPEN SESSION

Motion by Mehdi to approve Advantage Landscape enhancement along Magnolia and the pond side behind the townhomes along grand central; 2nd Christina, carried unanimously.

Motion by Mehdi to approve towing reimbursement for 21946 Golden Spike Terrace in the amount of \$280.00; 2nd Donna, carried unanimously.

It was decided by the board not to reimburse 45582 Grand Central Square for their tow.

Motion made by Curtis to reimburse 45493 Baggett Terrace for their tow reimbursement; there was no 2nd. Motion Fails.

XI. ADJOURN (9:32)

Attended: Mehdi A.Kohanbani; Curtis White, Donna Gottenkieny, Christina Jatras

Prepared by: Frank Martin, SFMC