

**DOMINION STATION CONDOMINIUMS
BOARD OF DIRECTORS MEETING
via Zoom 6:30pm - May 9, 2022**

ROLL CALL

Debra Pennington, President / Vacant, Vice President / Kea Parker, Treasurer / Amanda Freeman, Secretary – Absent / Angela Kelesoglou, Director / Pavel Arsenov, Director – Absent Ernie Lightfoot, Community Manager

Meeting was called to order at 6:42 pm

Approve Minutes

Minutes from March 2021, September 2021, January 2022, and March 2022 meetings approved. Kea motioned, Angela second, All in favor.

Resident Forum

Residents present to discuss landscaping behind Locomotive along Atlantic Boulevard, potential of assigned parking, cameras, dryer vent cleaning, and needed balcony repairs. Open forum was closed at 7:13.

Old Business:

Trash continues to be picked up around the property.

AMV received a quote of \$2,800 to power wash one side of a building, but continues to search for additional companies to perform low pressure power washing.

OnPoint Construction Services and their professional engineer are investigating the decks to include attachment to the building, wood railings, band board, and ledger board.

New Business:

Dryer vent cleaning will be scheduled after obtaining pricing.

At 21875 Railway and 21830 Elkins, Verizon phone line sends out a trouble alarm (not fire) during rain or snow.

There is a leak on Railway that several vendors cannot locate. The latest theory is it may be due to corrosion of the HVAC stack vent. AMV will continue to investigate.

CD approved to be set up at Morgan Stanley for \$150K with a term up to 12 months.

Financial Reports were reviewed by the board. As of 04/30/2022: Operating balance \$193,836.25, investments \$1,252,778.51, net income \$27,304.79.

Next Board Meeting will be held July 11th at the Clubhouse, email announcement to follow.

Annual meeting will be held when it is safe to do so in person in the clubhouse. Meeting is currently postponed and a date will be announced when it becomes available.

7:43 Deb motion, Kea second: Board entered Executive Session to discuss architectural review board application, delinquency report, cameras, and trash.

Summary: Board voted to approve screen door application and request legal opinion for cameras. Loudoun County fire marshal stated no storage, including trash, in breezeways is allowed.

Delinquency Report: Over 90-day total is \$18,896 which includes legal fees, late fees, CC&R charges.

8:40 Exit Executive Session, 8:48 Meeting adjourned