

**DOMINION STATION CONDOMINIUMS
BOARD OF DIRECTORS MEETING
at Clubhouse 6:30pm - September 12, 2022**

ROLL CALL

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

Meeting was called to order at 6:35 pm

Approve Minutes

Minutes from July 2022 meeting approved. Kea motioned to approve with modification of board position listing at top, Pavel second, Angela, Deb in favor with Amanda abstaining.

Resident Forum

Residents present to discuss loose railing on roof around RTU, lights in breezeways, and fallen tree on Caboose. Open forum was closed at 7:43.

Old Business:

Dryer vent cleaning completed. Assessment will appear on October statements.

Kolb completed work on pole lights. New sensors installed in three breezeways. AMV created a tracking system for breezeway lights.

Deb continues to work with the County to investigate quantity of trash and recycling dumpsters required. Deb is working to get a proposal for civil engineering services for site work to install dumpsters including pad.

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. Board proposed turning on water at hose bibs to make power washing easier and then hose bibs would be shut off again for the winter.

Deb to send AMV names of engineering firms for proposal to investigate the decks to include attachment to the building, wood railings, band board, and ledger board.

New Business:

Financial Reports were reviewed by the board. As of 08/31/2022: Operating balance \$196,472.12, investments \$1,310,924.39, net income \$50,751.77.

Board approved setting up a new CD for \$200K to replace maturing CD with a term up to one year.

Rotten trim is being found on several buildings. Repairs will be planned.

Next Board Meeting will be held November 14th at the Clubhouse, email announcement to follow.

7:44 Board entered Executive Session to discuss delinquency report, landscaping, parking, and board positions.

Summary: Board unanimously approved landscaping proposal including drainage improvements. Board unanimously approved new parking policy and contracting with Parking Pass for \$3,434.40 for a one-year term on the condition a towing company can be found to work with Parking Pass. Board unanimously approved Pavel for the position of Vice President.

Delinquency Report: Over 90-day total is \$16,300 which includes legal fees, late fees, CC&R charges.

9:10 Exit Executive Session, 9:12 Meeting adjourned