

## Board Meeting

**Date:** Monday, July 12, 2023

**Location:** Video Meeting

**Meeting:** Board Meeting

**Officers:**

President:	Kea Parker (KP)	Virtual
Vice President:	Angela Kelesoglou (AK)	
Treasure:	Pavel Arsenov (PA)	
Secretary:	Amanda Freeman (AF)	
Director:	Tiera Sharpe (TS)	

**Harford Property Services:** Martin Cifone (MC) & Julianna Nally (JN)

**Owners in attendance:** Please see sign-in sheet

**Meeting called to order:** At 6:32 pm by TS

### Quorum:

- Quorum established with those in attendance. Quorum was met.

### Review of prior Board Meeting Minutes:

- TS motioned to accept the prior Board Meeting Minutes from March 2023 , AF seconded the motion and it passed with unanimous support.

### Introduction to New Management Company:

- TS introduces MC, JN and HPS
- MC gave an introduction and explained his role in the community

### Board Member/ Committee items:

- Budget/Finance (PA)
  - PA gave all in attendance an update
- Trash/Dumpster (KP)
  - AK spoke with the county and they received a comment regarding a waterline, but it's actually a parking spot — just waiting on approval
  - KP stated that the county will set the timeline
  - Community and board have no say- county surveyed the land and they tell us
  - Homeowner stated that they want a meeting when dumpsters are put in

- Maintenance/Landscaping (KP)
  - No update at this time
- Parking (TS)
  - TS displayed the 2005 and the current parking policy for comparison
  - The Board stated they needed to figure out why Road Runners is towing cars in the community - Road runner is not the communities tow company
  - Homeowner stated passes are supposed to be unlimited but, on the portal, it states that you get 5 in a 30-day time period
    - TS stated she would contact the person on the portal to fix this
  - Homeowner stated that they should be getting a warning before getting towed for registration and tags
  - TS stated there is a 15-day grace period from the month that the tags expire
- TS will double check with the towing company to make sure that they are checking ID
- Social/COA Events (AK)
  - Open house
  - Yard sale (8/26/23)
  - Trunk or treat (Halloween)
  - Winter wonderland (December)
  - Wine club suggestion from resident
- Neighborhood Watch
- The Board stated that they need a few watch members
- The Board will send out email with info

### **Owner/ Resident Forum:**

- Resident stated she is on the second floor and heard someone knocking on her window and gun shots
- Resident stated that the community is due for a reserve study
  - MC informed the resident that he has to get a copy of the reserve study and will go from there
- Resident stated that she has cracks in her wall in her bedroom - she wants someone to come out and look at it and let her know if there are any potential problems
  - PA stated that there are 2 contracts that the Board is reviewing for a handy man
- 21838 Elkins sprinkler is falling
  - MC will mention to Milton to contact the resident
  - Residents to email the Board if they are having the same issue so that the board can create a list of all units
- Resident stated that she wants to see the tree taken down (corner of Locomotive and Caboose)
  - MC stated he would follow up

**Dominion Station Condominu, Inc. PO Box  
1056  
Havre de Grace, MD 21078**

- Annual dryer vent cleaning
  - MC stated they may be able to fish a line through the vents
- Homeowner stated that the breeze ways aren't being cleaned correctly
- Homeowner stated that there are birds in her dryer vent (21850 locomotive unit 302)
  - Exhaust vent hole on the top of the building is not covered
- TS told everyone in attendance about the two open Board spaces

**Executive Session:**

- Homeowner stated that Lawyer reached out to him in regards to him being in collections
  - MC to call attorney to figure out what is going on

**With no more business to conduct, TS motioned to adjourn the meeting at 7:58 pm. AF seconded the motion and the motion carried with unanimous support. Meeting Minutes prepared by JN.**