

**DOMINION STATION CONDOMINIUMS
BOARD OF DIRECTORS MEETING
at Clubhouse 6:30pm - November 14, 2022**

ROLL CALL

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

Meeting was called to order at 6:33 pm

Approve Minutes

Minutes from September 2022 meeting approved. Kea motioned, Angela 2nd, all in favor.

Resident Forum

Residents present to discuss more lighting at the ends of Caboose, trash, parking, and upcoming elections. Open forum was closed at 7:51.

Old Business:

New CD was set up at Morgan Stanley for \$200K with a 10 month term at 3.95%.

Snow removal proposal from Advantage Landscape was approved by email. Payment is made for services rendered during a snow/ice event.

New Business:

Financial Reports were reviewed by the board. As of 10/31/2022: Operating balance \$142,384.76, investments \$1,340,146.22, net income \$28,994.83.

Proposal from MA Total Construction to replace rotten wood trim with PVC for \$48,250 approved. Kea motioned, Angela 2nd, all in favor.

Proposal from The Power Washers to soft wash all the buildings, excluding the siding inside of balconies and breezeways, for \$17,400 approved. Angela motioned, Kea 2nd, all in favor.

Board approved transfer of \$75K from checking account to Morgan Stanley investment account.

Next Board Meeting will be held January 9th at the Clubhouse, email announcement to follow.

7:55 Board entered Executive Session to discuss delinquency report, budget, and civil engineering proposal.

Summary: Board unanimously approved budget with no change in assessment. Board unanimously approved Adtek proposal for civil engineering services in the amount of \$14,000 for site work drawings to install dumpsters including concrete pads.

Delinquency Report: Over 90-day total is \$17,950 which includes legal fees, late fees, CC&R charges.

8:23 Exit Executive Session

9:00 Meeting adjourned