

**MINUTES**  
**22 STATION OWNERS' ASSOCIATION BOARD MEETING**  
**August 18, 2021**

**Meeting Participants:**

<b>Name</b>	<b>Title/Affiliation</b>	<b>Present or Dialed-in</b>
Arthur Chiang	Board President	Dialed-In
Jon Grant	Board Treasurer	Dialed-In
Mike DeGross	Board Commercial Director	Dialed-In
Stacia Lange	SVH, Owner Experience	Dialed-In
Christy Beck	SVH, General Manager	Dialed-In
Michelle Smith	SVH Asst. General Manager	Absent
Ronnie Whitelaw	SVH, Maintenance	Absent
Adrienne Derry	SVH, Administration	Dialed-In
Mike Martin	SV, Base Operations Manager	Dialed-In
Meredith Rosenberg	Owner 5411	Dialed-In
Sophie Pollard	Owner 4422	Dialed-In
Bergen Hung	Owner 4324	Dialed-In
Caroline Vertongen	Owner 4408	Dialed-In

**Call meeting to order**

The meeting was called to order by Arthur and there was a quorum presents. Arthur noted the call is being recorded. Arthur reiterated the HOA's meeting guidelines: do not interrupt, please indicate when you have finished speaking, limit to each speaker of 3min, and to be courteous to one another.

**Adoption of Agenda**

Jon made a motion to adopt the agenda, Mike seconded, and it was adopted.

**Approval of Minutes**

Jon made a motion to approve the minutes from July, Mike seconded, and they were approved.

**General Reports**

• **Management Presentation**

- Have had a great July, 30% over our best July ever!
- On track for best August.
- Air quality has been extremely bad. Lots of cancelations going day by day.
- Starting to have positive movement on staffing.
- Increase in housekeeping wages.
- Two new front desk supervisors, and some new agents.

• **Commercial- Mike DeGross**

- July was very good.
- Beginning of August is okay. The smoke is causing cancelations.

- The Tram has been closed often. Air quality numbers have been above 400.
- Village tenants still struggling with labor.
- More applications starting to flow in as winter season approaches.

- **Finance Presentation**

- FY 2020-2021 ending June 30, 2021 Financial Statement -- \$27, 601 Deficit Stemming From:
  - Large Negative Variance in Electricity Expense primarily from rate increases: Actual Electricity Expense of \$262, 144 versus a budget of \$170,000 (prior FY actual electricity expense was \$155,204); Partially offset by positive variances in Gas and Bad Debt Expense
  - Also, negative variances in Accounting and Legal
- Jon makes a motion to approve the May & June financials, Mike seconds and this is approved.
- Delinquent Accounts
- July Energy Trends
  - Propane -Within seasonal averages.
  - Electric
    1. Volume consumed is significantly above seasonal averages and cost per kWh increased 20% from prior year July .
    2. The significant increase in volume consumed is due to increased usage of both the common area AC's and in unit portable AC's.
    3. Per an article in the Sierra Sun about record temps from July 12th, "South Lake Tahoe has broken five records and tied three others since June 17."
    4. SVH received an incredible number of complaints about how hot the rooms were during this prolonged heat wave.

- **Maintenance Presentation**

- Spa plaster work is going to start late August. Trying to keep building 5 spa open for Labor Day weekend.
- The AC in all common areas is being serviced.

- **New Business**

- Review renovation application from unit 5119, update carpet to LVT flooring. Owner not present
  - Stacia comments that the flooring specs have an ICC of 67. Policy requires the ICC to be 70.
  - No action taken; this will be moved to a subsequent agenda.
- Review renovation application for 5417, replace of carpet with hard flooring. Owner not present.
  - No action taken..
- Consideration of switching alarm monitoring services to Powercomm. Proposed fees are for \$18 per month and annual inspection services for \$5,600 annually

- Stacia comments that this would be split between both HOA. The inspection will cost about 7-8k each.
- The fire department is now requiring 100% of alarms to be inspected prior it was only 70%.
- Jon comments on the contract as it states Association need to provide lodging for inspectors.
  1. Stacia is going to reach out to company and ask them to remove this line in the contract.
- Jon made a motion to approve this contract, Mike seconded, and this was approved.
- 22 Station Owner's Association Renovation/ alterations in violation CC&R's Policy
  - In the past, owners have before the board after alterations were performed and requested approval.
  - Board reviews and may approve alteration requests prior to any alteration being performed as the CC&R's require prior consent. Previously, Board has not provided approval for requests after the alteration has been performed.
  - The draft policy establishes conditions and the process for the Board to follow so that the Board may (or may not) grant a request for approval after the alterations have been performed.
  - Jon made a motion to post the policy, Mike seconded, and it was approved. The draft policy will be posted for 30 days.
- **Pending Matters**
  - Key Policy/ Procedures
    - The key policy and procedures were discussed among the board.
    - Jon made a motion to adopt the 22 Station owner key policy, Mike seconded this was adopted.
  - Snow fence proposal for building 4 roofs
    - The board comments they would like to have the snow fences completed before winter. If we do not proceed with the snow fence our only other option is to remove the snow manually.
    - Arthur made a motion to move forward with this proposal for snow fences on Building 4, Jon seconded. This was approved.
- **Action Items reviewed**
- **Open Forum**
  - For Homeowner of unit 4408, Board confirmed that the prior alteration request had been approved. Jon re-iterated that his request for information was a request and not a condition for approval. .

**Meeting concludes**

