

22 STATION OWNERS ASSOCIATION MINUTES OF SPECIAL DIRECTORS MEETING

Friday, December 20, 2024 @ 3:00PM

Name	Title/Affiliation	Present or Dialed-in
Arthur Chiang	Board President	Dialed in
Jon Grant	Board Treasurer	Dialed in
Mike DeGroff	Board Commercial Director	Dialed in
Michelle Smith	PTH, General Manager	Dialed in
Stacia Lange	PTH, Property Manager	Dialed in
Mike Martin	PT, VP of Base Operations	Dialed in
Mat Joyce	PT, VP of Village Services	Dialed in
Celine Sanie	Homeowner	Dialed in
Frank Cusack	Homeowner	Dialed in
Carolien Vertongen	Homeowner	Dialed in

- I. Quorum present, Arthur calls the meeting to order at 3:02pm
- II. Arthur motions to adopt the agenda, Jon seconds and this is approved 3-0.
- III. Jon motions to approve the Board Minutes from November 20, 2024 regular and executive sessions, Mike seconds and they are approved 3-0.
- IV. General Reports
 - a. Financial
 - Jon motions to acknowledge receipt and review of the October 2024 financials as prepared by McClintock Accountancy, Mike seconds and this is approved 3-0.
 - Delinquent accounts to be discussed in executive session.
 - Energy trends – All metrics are at seasonal averages. Electric expense remains high, but both electric and propane are under budget for the year.
 - b. Maintenance – no comments
- V. New Business
 - a. CSI Telecommunications radio coverage report and consideration of proposal for project management in an amount not to exceed \$5,000. The Board tabled discussion of this contract to executive session.

- b. Jon makes a motion to approve the expenditure of \$10,600 with Palisades Tahoe/Randall for the replacement of deck door sweeps throughout the Association, Mike seconds and this is approved 3-0.
- VI. Open Forum
- VII. Adjourn to Executive Session