

22 STATION OWNERS ASSOCIATION MINUTES OF DIRECTORS MEETING

Thursday, September 14, 2023 @ 1pm

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
Ronnie Whitelaw	PTH, Maintenance	Dialed in
Mike Martin	PTH, Building Services	
Shay Steffanich	PTH, Owner Experience	
Caroline Vertongen	Homeowner	Dialed in
Jenna Gabrio	Homeowner	Dialed in

- I. Quorum present, Arthur calls meeting to order, recording initiated.
- II. Arthur proposes moving the unit renovation application up in the meeting as a courtesy to the owner on the call. Jon makes a motion to adopt the agenda as amended, Mike seconds and this is approved 3-0.
- III. Jon makes a motion to approve the August 23, 2023 minutes, Mike seconds and this is approved 3-0.
- IV. Executive Session Summary – Five contracts and a legal issue were discussed.
- V. General Reports
 - a. Property Management Presentation
 - Soft summer, October is looking good thanks to a sale on group business.
 - Winter is pacing ahead of prior year.
 - Weekly property inspections ongoing.
 - PT has been diligently working to bring reserve and maintenance proposals to the Board to get the Village tuned up prior to winter.
 - b. Commercial Presentation – Mike DeGroff
 - Van Life Expo, Oktoberfest, Indigenous Day and Made in Tahoe Festival are all upcoming this fall.
 - c. Finance Presentation
 - Jon motions to acknowledge receipt and review of the July Financials, Mike seconds and this is approved 3-0.
 - Delinquent accounts
 1. 3 accounts 1Q delinquent
 2. 1 account 2Q delinquent
 3. 2 accounts in collections

4. 6 accounts have not paid the special assessment and Q4 regular assessment increase invoice
- Energy trends
 1. Electric
 - Electric cost per Kwh has skyrocketed with a 40% increase month over month.
 - Liberty announced and implemented a tariff increase of 40% for the next 18 months.
 - Usage was average but due to the cost per Kwh price the expenses were above average.
 2. Propane
 - Usage and price per gallon are at seasonal averages.
 - Amerigas made two deliveries in August where they usually just make one, this resulted in above average gallons and expense.
 - Price has dropped significantly from same time last year.
 - d. Ronnie reviewed maintenance work in the Village
- VI. Pending Matters
- a. Consideration of proposal for interior design services with Aspen leak interiors, not to exceed \$20,000
 - No action taken
- VII. New Business
- a. Renovation application unit 4212
 - Renovation application to for the bathroom to replace vanity, fixtures, toilet, towel bar, and paint.
 - The Board expressed concern about an owner doing their own plumbing work and would be more comfortable with a licensed plumber doing the plumbing work.
 - Jon motioned to approve the renovation application from unit 4212 subject to their using a licensed contractor do the plumbing (items 2 and 4) work and submission of their insurance info, Mike seconds and this is approved 3-0.
 - b. Consideration of proposal from Saarman for gutter and roof repairs, not to exceed \$75,868
 - Jon comments that the contract does not include a permit and that could add expense and delay.
 - Mike inquired if heat tape is included in the gutter repairs.
 - The Board discussed if this is operating or reserve. Stacia to work with Accountant on this.
 - Jon motions to accept proposal from Saarman for gutter and roof repairs, not to exceed \$75,868, with contingency of no overtime, Mike seconds and this is approved 3-0.
 - c. Consideration of a proposal from Raider Painting for garage coating of the entrance area of P1 for \$117,300 to be paid from the garage fund.

- Jon motions to accept the proposal from Raider Painting for garage coating of the entrance area of P1 for \$117,300 to be paid from the garage fund, Mike seconds and this is approved 3-0.
- d. Consideration of a proposal from JB3 for urethane injections at various locations in garage, not to exceed \$60,000 to be paid from the garage fund.
 - This is to repair cracks in concrete in P2 to prevent ground water intrusion.
 - Mike motions to accept the proposal from JB3 for urethane injections at various locations in garage, not to exceed \$60,000 to be paid from the garage fund, Jon seconds and this is approved 3-0.
- e. Consideration of proposal from Rex Moore for heat tape addition on the low roof above Ledge Board Shop for \$12,906
 - Low roof above the ledge has had some leaks over the past couple of years. Shady area has ice dams forming. This has been maintained by hand over ears, last year a temp heat tape was installed. Requesting a permanent heat tape installation for this area.
 - Mike motions to accept the proposal from Rex Moore for heat tape addition on the low roof above Ledge Board Shop for \$12,906, Jon seconds and this is approved 3-0.
- f. Consideration of expenditure with Custom Glass for window pane replacement not to exceed \$20,000
 - Jon motions to approve the expenditure with Custom Glass for window pane replacement not to exceed \$20,000, Mike seconds and this is approved 3-0.
- g. Consideration of an expenditure for deck recoating of 4 decks not to exceed \$20,000
 - One deck has a coating that is peeling up. Several other concrete decks were never coated, there are some with cracks.
 - The Board tabled this topic.
- h. Consideration of an expenditure for stone masonry repairs not to exceed \$15,000
 - Jon motions to approve an expenditure for stone masonry repairs not to exceed \$15,000, Mike seconds and this is approved 3-0.

VIII. Open Forum

Adjourn Meeting to Executive Session