

**22 STATION OWNERS ASSOCIATION
MINUTES OF SPECIAL DIRECTORS MEETING**

DRAFT

Wednesday, November 20, 2024 @ 4:00PM

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
Carolien Vertongen	Homeowner	Dialed in
Bill Higgins	Homeowner	Dialed in
Caroline Ross	PVNC	Dialed in
Benn Ackley	Homeowner	Dialed in
Mat Joyce	PT, VP of Village Services	Dialed in
Sophie and Marc Boroditsky	Homeowners	Dialed in

- I. Quorum present, Arthur calls the meeting to order at 4:02pm
- II. Arthur motions to adopt the agenda, if the renovation application owners join call, they will move ahead those renovation apps, Jon seconds and this is approved 3-0.
- III. Approval of Minutes
 - a. Jon motions to approve the Board Minutes from September 11, 2024 and October 28, 2024 regular and executive sessions, Mike seconds and they are approved 3-0.
- IV. Executive Session Summary – vendor contracts and legal agreements.
- V. General Reports
 - a. Financial
 - Jon motions to acknowledge receipt and review of the September and October 2024 financials as prepared by McClintock Accountancy, Mike seconds and this is approved 3-0.
 - Energy trends – metrics are normal for the season
 - b. Maintenance
 - PT working on proposal to replace elevator flooring due to 30% of the ceramic tiles being broken.

- PT working on proposals to replace all patio door sweeps and furniture feet, proposals will be presented at an upcoming meeting.

VI. New Business

- a. Jon motion to maintain the current Board positions with the incumbent members all staying the same, Arthur seconds and this is approved 3-0.
- b. Jon motion to adopt the Exclusive Use Common Area Policy, Mike seconds and this is approved 3-0. This policy was drafted by Association counsel and is a restatement of the CC&R's and therefore did not require an owner comment period.
- c. Jon motions to approve entering into of snow removal contract with Kelly Bros for 2024-25 snow removal, Mike seconds and this is approved 3-0.
- d. Jon motions to approve expenditure of \$52,000 with Saarman Construction for repair of the copper shingles on Bld 4 , Mike seconds and this is approved 3-0.
- e. Renovation application for 4210, mini-split AC installation
 - Jon motions to approve, Arthur seconds and takes a voice vote. DeGroff votes no, Grant votes no, Chiang votes no. The motion does not carry.
- f. Renovation application for 5134, mini-split AC installation
 - Arthur comments that the application needs to address the load draw and how that fits into the electrical system as well as the decibel info for the proposed unit.
 - This info will be provided by the owner and the app will be considered at a future meeting.

VII. Open Forum

VIII. Adjourn to Executive Session