

MINUTES
22 STATION OWNERS' ASSOCIATION BOARD MEETING
September 15, 2021

Meeting Participants:

Name	Title/Affiliation	Present or Dialed-in
Arthur Chiang	Board President	Dialed-In
Jon Grant	Board Treasurer	Dialed-In
Mike DeGross	Board Commercial Director	Dialed-In
Stacia Lange	PTH, Owner Experience	Dialed-In
Christy Beck	PTH, General Manager	Dialed-In
Michelle Smith	PTH Asst. General Manager	Dialed-In
Ronnie Whitelaw	PTH, Maintenance	
Adrienne Derry	PTH, Administration	Dialed-In
Caroline Vertongen	Homeowner Unit 4408	Dialed-In
Meredith Rosenberg	Homeowner Unit 5411	Dialed-In
Anne Harris Cabrera	Homeowner Unit 5119	Dialed-In
Jan Moseley	Homeowner Unit 5409	Dialed-In
Chuck Boesenberg	Homeowner Unit 4228	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 August, Mike seconded, and they were approved.

General Reports

● **Management Presentation**

- Name change from Squaw to Palisades Tahoe, working on updating signage with SVNC.
- Lots of cancelations through September due to smoke and Covid.
- Some weddings have moved to next year.

● **Commercial- Mike DeGross**

- It has been very slow due to the fires, smoke, and Covid.
- Trying to get Village opened back up after fire related closure.
- Tram re-opened on weekends.
- Supporting PVNC with upcoming events like Spartan, Made in Tahoe, Sky Race.

- **Finance Presentation**

- Delinquent accounts, McClintock and Stacia have been reaching out to owners who have small under payments or overpayments to ask them to adjust their autopay to help balance the accounts.
- A few accounts are 1 quarter delinquent, owners have been connected contacted.
- Energy Trends and Assessment Adjustment - Arthur's comments:
 - Gas and electricity expenses represent over 40% of total expenses, have increased, and have been and will be at higher levels than expected. In April, May, and June 2021, after the FY2021–2022 budget was established, electricity rates increased 20% from the prior quarter and consumption increased 30% from the same month in the prior year. Increases in electricity and other expenses contributed to the \$27,601 deficit in FY 2020-2021. In April, May, and June 2021, propane costs per gallon also increased 25%. Electricity rates and gas prices have recently spiked to the highest levels in years.
 - These upward trends have continued into July and August of the current fiscal year, and likely will continue. Consumption has risen because of the surge in domestic and California travel. July saw the highest electricity consumption levels in years because of the record heat wave. The Caldor fire impact on occupancy may provide some offset. However, consumption levels likely will continue to rise to or above pre-pandemic levels. Liberty Electric has communicated that the recent rate increases and elevated rate levels will be sustained for the foreseeable future. Also, in June 2021, Liberty communicated that starting in January 2022, Liberty intends to hike rates again up to 30%. Palisades Tahoe which is also affected, is taking legal action to delay this increase which may or may not be effective. The recent spikes in general inflation may also increase other expenses more than expected
 - With these recent expense trends and new information and the initial 1% assessments increase, an end of year deficit of the magnitude of \$150,000 - \$250,000 is possible. This is unacceptable as a deficit of this magnitude has undesirable consequences.
 - .
- Jon Grant made a motion to pass the following resolution:
 - Resolved that to meet the unforeseen and unanticipated higher levels of expense obligations in FY 2021-2022, including, but not limited to higher levels of unit electricity and gas prices and higher levels of consumption of these utilities, regular assessments will increase 13%. At a later date, should this assessment increase not be sufficient to meet the higher level of aforementioned expense obligations during FY 2021-2022, the Board may increase assessments and/or levy a special assessment.
 - Mike Degroff seconded. The Board voted to approve.

- **Maintenance Presentation**

- Spa plaster project is ongoing, is falling behind schedule.
- We thought the closure was rolling and opening was rolling. But all plaster is being applied to the spas on 1 day. Trying to narrow down that date. Once the plaster is applied then there is a second process of curing that involves filling, scrubbing, emptying and repeating.
 - Looking like opening day will be October 1st.
- **New Business**
 - Review of renovation application from unit 5119, update carpet to the LVT flooring
 - Including an under lay, eco Ultimate Silencer, to meet the sound ratings of 70
 - Jon motions to approve, Mike seconded and it was approved.
 - Review renovation application for 4211. Update carpet to LVT flooring with the Eco Silencer underlayment that meets the HOA's IIC of 70 requirement.
 - Jon makes a motion to approve this renovation, Mike seconds and this is approved.
 - October 9th, 2021 Annual Meeting at 10:15am on Zoom this year.
 - PTH looking for alternative Inspector of elections, possible Special Meeting to be held to appoint new inspector.
- **Pending Matters**
 - Snow Fence proposal for building 4 roof, previously approved was delayed due to supply chain and timing issues. It is not possible to complete this project this fall.
- **Action Items reviewed**
- **Open Forum**
 - A homeowner commented on reoccurring smoking that occurs proximate to their unit.
 - Arthur asks PTH what procedures they follow once we receive a complaint about smoking.
 - Christy says that it depends if the unit is rentals or non-rentals on what we can do.
 1. Smoking is not allowed on decks of any unit.
 2. Smoking is allowed inside of private units.
 3. Smoking is not allowed in any rental unit.

Meeting concludes