

## 22 STATION OWNERS ASSOCIATION MINUTES OF DIRECTORS MEETING

Wednesday, September 11, 2024 @ 11:30am

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	
Mike Martin	PTH, Building Services	
Calvin Wheeler	Homeowner	Dialed in

- I. Quorum present, Mike calls meeting to order at 11:32am. Arthur joined at 11:33am.
- II. Jon motions to adopt the agenda, Mike seconds and this is approved 2-0.
- III. Approval of minutes
  - a. Jon makes a motion to approve the August 21<sup>st</sup>, 2024 Regular and Executive Session Minutes, Mike seconds and they are approved 2-0.
- IV. Executive Session Summary – Discussed contracts and legal issues.
- V. General Reports
  - a. Finance Presentation
    - Jon motions to acknowledge receipt and review of the July 2024 financials as prepared by McClintock Accountancy, Mike seconds and this is approved 3-0.
    - 9 accounts 1Q delinquent, mix of non-payments and short payments. Q2 statements just went out last week, these will help owners get caught up. Management is in touch via email with some, but not all delinquent accounts.
    - Energy trends
      1. Electric usage is at seasonal average. Above average cost per Kw is driving above average expenses. Electricity expenses to date are below budget.
      2. Propane usage is at seasonal average. Propane expense is below budget.

VI. Maintenance presentation

- a. There is a leak in one of the two pumps for the heating boiler. Reaching out to Murphy's and D&D Plumbing for proposals. This will be a future topic for the Board.

VII. New Business

- a. Jon motions to approve an expenditure of \$11,400 for a new window in unit 5406 with Elements Mountain Co., Mike seconds and this is approved 3-0.
- b. Jon motions to approve an expenditure of \$7,600 for repair to concrete and installation of metal cap to two concrete pills at Bld 4 with Elements Mountain Co., Mike seconds and this is approved 3-0.

VIII. Open Forum