

MINUTES
22 STATION OWNERS' ASSOCIATION BOARD MEETING
September 13, 2022

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
Amy Kylberg	PTH, Owner Exp Manager	Dialed In
Reilly Jorgenson	PTH, Asst Owner Exp Manager	Present
Christy Beck	PTH, General Manager	NA
Michelle Smith	PTH, Asst. General Manager	Dialed in
Ronnie Whitelaw	PTH, Maintenance	Dialed in
Mike Martin	PTH, Building Services	Dialed in
Shay Steffanich	PTH, Maintenance Coordinator	Dialed in
Caroline Ross	Palisades Vil. Neighborhood Co.	Dialed in
Karen		Dialed in
S Pollard		Dialed in
Clarissa Waugh		Dialed in
Meredith Rosenberg		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 and reiterated the rules.

Adoption of Agenda

Mike makes a motion to adopt the agenda, Arthur seconded, and it was approved.

Approval of Minutes

Jon made a motion to approve the minutes from August, Arthur seconded, and they were approved.

General Reports

A. Management Presentation

- a. A few cancellations due to smoke, corporate group rescheduled .
- b. Fall projects and deep cleans started in preparations for winter.

B. Commercial Presentation

- a. Light August, September started to pick up, a few weddings. Restaurants doing better.
- b. Oktoberfest and spartan race being monitored. On as of now
- c. No delays presently

C. Financial Presentation

- a. \$200K from Morgan Stanley money market fund converted to two CD's at higher rate of interest
- b. Approved July financials
- c. Delinquent accounts – Do not have the data yet
- d. Energy trends
 - i. Electric
 1. Usage has been about the same as last month, the weather became warmer through the month.
 - ii. Propane
 1. Have not received the bill prior to the Sept. 13th Meeting

D. Maintenance Presentation Ronnie did not have anything significant to report.

E. Pending matters

- a. Reserve Fund Borrowing– pending matter
- b. Energy Tariffs with Liberty Electric- PUC has not rendered a decision yet. We classified as an A3 property and at this time they are proposing a 19% increase, but it looks like they will not have a final decision until Nov. and they will affect rate around January of 2023.
- c. Insurance and Garage fund – insurance expense for FY 2023 is roughly \$200k versus \$55k the previous year. Portion of insurance expense is for Building 4 and 5 garages. Jon motions to move garage funds to operating account, a total of \$19,631.35, Arthur seconds. Board approves.

F. New Business

- a. Repair Proposal for unit 4422 Window for \$4000 – wear and tear, necessary fix. Arthur motions repair, Jon seconds it. Board Approved.
- b. Purchase of common area HVAC supplies \$12,500 – 2 years of supplies, Jon motions to approve supplies, mike seconds it. Board Approved.
- c. 22 station website – 22station.com now live for homeowners
- d. Annual Meeting Oct. 8th – onsite at 10am in basecamp also live virtually.
- e. EV Charging townhall Oct 13th @ 4pm – Hosting a townhall to get home owners viewpoints considering EV charging stations In building 4 garage
- f. Draft EV Charging Policy –Arthur motions to post EV charging station policy on October 9th, Jon seconds.. Board Approved.
- g. Unit 4-308 Flooring renovation – requested

G. Open Forum

Meeting Adjourns