

**22 STATION OWNERS ASSOCIATION  
NOTICE AND AGENDA OF DIRECTORS MEETING**

**Wednesday, August 21, 2024 @ 4:00pm**

Join Zoom Meeting

<https://zoom.us/j/93233456370?pwd=amdiNFZJY0ZMTGJFMUNaS1hITG90UT09>

Meeting ID: 932 3345 6370

Passcode: 944122

Dial in: 669 444 9171

**AGENDA**

- I. Executive Session will precede the 4pm open Board Meeting: This portion of the meeting is closed to the membership per [Civil Code § 4935](#).
  - a. Action on Late Payment of Assessments
  - b. Contracts
  - c. Legal
- II. Call Open Meeting to Order, Designate Quorum
- III. Adopt Agenda
- IV. Approval of Board Minutes from July 17, 2024 Regular and Executive Session
- V. Executive Session Summary
- VI. Finance Presentation
  - a. Monthly Financial Review – June 2024
    - i. Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances
    - ii. Delinquent Accounts
  - b. Energy Trends
- VII. Maintenance Presentation
  - a. Hallway renovation update
- VIII. Pending Matters
- IX. New Business
  - a. Consideration to approve an expenditure of \$5,367.42 for a new deck door from California Craftsman.

- b. Consideration to approve an expenditure of \$71,500 for reroof design and construction administration with Insight Building Consultants.
  - c. Consideration to approve an expenditure, not to exceed \$9,200 for spa area furniture by Polywood.
  - d. Consideration to approve expenditures with Kelly Brothers for:
    - i. \$19,000 for stucco/efface repairs and associated painting
    - ii. \$60,000 for interior and exterior painting
    - iii. \$38,000 for removal of bird nests and associated cleaning and painting
  - e. Consideration to approve an expenditure, not to exceed \$10,000 for bird netting with Sierra Nevada Windows.
  - f. Consideration to approve an expenditure, not to exceed \$10,900 for window cleaning with Sierra Nevada Windows.
  - g. Renovation application unit 4302
  - h. Renovation application unit 5332
- X. Open forum