

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

Wednesday, July 17, 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. Call Meeting to Order, Designate Quorum II.
Adopt Agenda
- III. Approval of Board Minutes from June 26, 2024 Regular and Executive Session
- IV. Executive Session Summary
- V. Finance Presentation
 - a. Monthly Financial Review – May 2024
 - Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances
 - Delinquent Accounts
 - b. Energy Trends
- VI. Maintenance Presentation
- VII. Pending Matters
 - a. Renovation application 4227 for addition of AC
- VIII. New Business
 - a. Amended Property Management Agreement
 - b. Consideration to appoint Tahoe Paper Trail as Inspector of Elections
 - c. Consideration to approve an expenditure, not to exceed \$15,000 for updates to common area and in room evacuation signage with Signs by Tomorrow.
 - d. Consideration to approve an expenditure not to exceed \$5,000 for new spa covers.
 - e. Consideration to approve an expenditure of \$18,000 with SGV Refrigeration for the replacement of a failed AC compressors.

- f. Consideration to approve an expenditure of \$15,000 for miscellaneous window pane replacement.
 - g. Consideration to approve an expenditure not to exceed \$100,000 for CIM repairs to roof snow guard flashings with Saarman Construction.
 - h. ChargePoint annual renewal expense of \$4,000
- IX. Open forum
- X. Adjourn to Executive Session: 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