

22 STATION OWNERS ASSOCIATION
Minutes OF DIRECTORS MEETING

Thursday. March 16, 2023 @ 4pm

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
Ronnie Whitelaw	PTH, Maintenance	Dialed in
Mike Martin	PTH, Building Services	Dialed in
Paul Mohme	Owner	Dialed in
Stephania Gaspar	Owner	Dialed in
Janet Moseley	Owner	Dialed in
Caroline Vertongen	Owner	Dialed in
Shay Steffanich	PTH, Owner Experience	Dialed in

AGENDA

- I. Quorum present, Arthur calls meeting to order, recording initiated. Jon makes a motion to adopt the agenda with correction of draft minutes month to February and moving the Draft 22 Station Mail Policy forward in the agenda. Mike seconds. Board approves
- II. Jon makes a motion to approve the February minutes, Mike seconds, Board approves
- III. Executive Session Summary -- None
- IV. **General Reports**
 - a. Property Management Presentation- Michelle Smith Palisades Tahoe Hospitality GM
 - Stacia Lange hired to perform the property management role whose sole function will be to support 22 Station and First Ascent.
 - Shay Steffanich hired as Owner Experience Manager. Shay's role is to represent with Owners Palisades Tahoe's businesses which are independent of 22 Station.
 - b. Commercial Presentation – Mike DeGroff
 - Last 30 days have had multiple events including world cup at the end of February which brought extra traffic to the village corridor
 - Mother nature has caused challenges in March with staffing shops and getting open but hoping to get into the spring grove
 - c. Finance Presentation
 - December and January Financials not available. To be reviewed in next meeting
 - Delinquent Accounts – No update

- Energy Trend – No update

d. Maintenance Presentation

- DLP has been working on ice dams and snow from roofs

V. Pending Matters

- a. Jon made a motion to repair and replace the entry door in fountain court for \$16,000 Mike seconded. Board voted and approved.
- b. Draft 22 Station Mail Policy
 - Owners provided comments and questions.
 - Board commented that the 22 Station service offering in the draft policy is optional.
 - Jon made a motion to approve the 22 Station Mail Policy. Arthur seconded. Jon and Arthur voted to approve. Mike abstained.

VI. New Business

- a. Jon made a motion to approve the Unit 4-304 Alteration Application Addition. Mike seconded. The Board voted and approved.
- b. Special Assessment or increase in regular assessments– Snow Removal, Insurance, and Other Expenses: No action. Arthur noted that in FY 2022-Fy2023 Insurance expense is considerably larger than what was expected and budgeted. Snow removal expenses have been incurred but have not been recognized in the financials and also are likely to be larger than what was expected and budgeted. Other expenses may also be larger than what was expected and budgeted. The Board is monitoring these expenses. These possible extraordinary and unforeseen expenses may require the Board to have an increase in assessments.
- c. Borrowing from Reserve Fund – Snow Removal, Insurance, and Other Expenses – No action. Arthur noted that extraordinary and unforeseen expenses may lead to a cash flow crunch and lead to Board to borrow from the Reserve Fund.

VII. Open Forum – None

VIII. Adjourn Meeting