

## 22 STATION OWNERS ASSOCIATION MINUTES OF DIRECTORS MEETING

Tuesday, June 13, 2023 @ 3:00pm

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	Dialed in
Shay Steffanich	PTH, Owner Experience	
Celine Sanie	Homeowner	Dialed in
Caroline Vertongen	Homeowner	Dialed in
Calvin Wheeler	Homeowner	Dialed in
Meredith Rosenberg	Homeowner	Dialed in

- I. Quorum present, Arthur calls meeting to order, recording initiated.
- II. Jon makes a motion to adopt the agenda, Mike second, Board votes 3-0 to approve
- III. Jon makes a motion to approve the May 17, 2023 Regular and Executive session minutes, Mike second, Board votes 3-0 to approve
- IV. Executive Session Summary – Discussed contracts and delinquent accounts.
- V. General Reports
  - a. Property Management Presentation- Michelle Smith Palisades Tahoe Hospitality GM
    - Introducing Housekeeping and Maintenance services for all homeowners.
  - b. Commercial Presentation – Mike DeGroff
    - Mountain still open with skiing on Alpine side about 1200 people per day. Village is moderately busy.
    - June 30<sup>th</sup>-July 4<sup>th</sup>, Freedom Fest over at Alpine with skiing, music and activities over at Alpine.
    - Commercial corridor typical shoulder season. Some rolling closures with mindfulness to keep some offerings open for those visiting.
  - c. Finance Presentation
    - Jon makes a motion to acknowledge receipt and review of the April Financials as prepared by McClintock, Board votes 3-0 to approve
    - Energy trends

1. Updated date fiscal year, added expenses to budget. Nothing of note, in terms of usage or expense, within seasonal averages.
  - Delinquent accounts
    1. Many accounts have past due amounts on the special assessment. Due date was 6/1/23, will see late charges on the 15<sup>th</sup>.
    2. Two accounts are 3 quarters delinquent and will be considered for collections later in the agenda.
  - d. Maintenance Presentation
    - Kone elevator modernization work begins. One elevator is down due to some of this work and they are awaiting part, said it will be back up by Thursday.
    - Paint work has begun by DLP over Coffee Bar and Dubliner.
- VI. Pending Matters
- a. L&H Airco
    - Building infrastructures such as boilers, heating and cooling, spa are all monitored/controlled by hardware units and computer program. This system is now antiquated and cannot be maintained.
    - Over past 3-4 mo First Ascent, 22Station, and Palisades Tahoe have been analyzing needs and considering different service providers.
    - Have focused on L&H Airco/Allerton.
    - Reserve has about \$110,000 budgeted.
    - Additional scope of work to add heat tape for approx. \$30K.
    - Jon makes a motion to approve the L&H Alerton proposal not to exceed \$140K, Board votes to approve, 2-0, Mike abstained.
  - b. Renovation application 4418
    - Jon makes a motion to approve the application for 4418, contingent on receipt of proof of purchase of the product presented. Board votes 3-0 to approve
- VII. New Business
- a. Paint proposal
    - Stacia commented that PT is working to group capital and maintenance projects with a local GC. Proposals will be forthcoming.
  - b. Designate individuals to host on site meeting
    - Now that the covid state of emergency has ended, the Board must now have a physical location individuals may go to attend the meeting. Location to be identified on each agenda posting.
    - Jon makes a motion to designate Stacia Lange , Mike Degroff, or Michelle Smith to host at the physical site. Board votes to approve, 2-0, Mike abstained.
  - c. Collections for APN's 096-693-008-000 and 096-093-022-000 with Allied Trustee Services
    - Jon makes a motion to approve moving this account to collections with Allied Trustee Services for APN 096-693-008-000, Board votes 3-0 to approve
    - Motion to approve moving this account to collections with Allied Trustee Services for APN 096-693-022-000, J/M, Board votes 3-0 to approve
    - Jon inquired about additional means to positively incentivize the owners through our Amenity Suspension Policy, to be added to July agenda.

VIII. Open Forum

IX. Adjourn Meeting to Executive Session