

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

**Wednesday, June 26, 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 May 15<sup>th</sup>, 2024 Regular and Executive Session
- IV. Executive Session Summary
- V. Finance Presentation
  - a. Monthly Financial Review – April 2024
    - Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances
    - Delinquent Accounts
  - b. Energy Trends
- VI. Maintenance Presentation
- VII. Pending Matters
  - a. BMS replacement project recap
- VIII. New Business
  - a. Association property and other insurance coverage for 2024-25
  - b. Consideration to borrow from the reserve fund to pay the insurance premium. Funds borrowed to be repaid to reserve within the current fiscal year by member regular assessments, no special assessment is being considered.
  - c. Consideration to approve \$3,000 for a site visit reserve study update with Hughes Asset Management.
  - d. Consideration to approve an expenditure, not to exceed \$30,000, for gutter repair and replacement with Dunn-Rite Gutters.

- e. Consideration to approve \$4,200 for a radio communication site survey with CSI Technology.
  - f. Renovation application unit 4217, unit remodel
  - g. Renovation application unit 5201, flooring
  - h. Renovation application unit 5411, flooring
- 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