

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

Wednesday November 16, 2022 @ 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 |
| Amy Kylberg | PTH, Owner Exp Manager | Dialed In |
| Reilly Jorgenson | PTH, Asst Owner Exp Manager | Present |
| Christy Beck | PTH, General Manager | NA |
| Michelle Smith | PTH, Asst. General Manager | Dialed in |
| Ronnie Whitelaw | PTH, Maintenance | Dialed in |
| Mike Martin | PTH, Building Services | Dialed in |
| Shay Steffanich | PTH, Maintenance Coordinator | Dialed in |
| Caroline Ross | Palisades Vil. Neighborhood Co. | Dialed in |
| Don Hellier | Owner | Dialed in |
| Caroline Vertongen | Owner | Dialed in |
| Celine Sanie | Owner | Dialed in |
| Meredith Rosenberg | Owner | Dialed in |
| Allison Friedenberg | Owner | Dialed in |

- I. Quorum present, Arthur calls meeting to order. Arthur requests changes in the order of items in the agenda. Jon makes a motion to approve the agenda. Mike seconds. Board approves.
- II. Jon makes a motion to approve September meeting minutes with one change. Mike seconds. Board approves.
- V. New Business
 - a. Unit 5-129 renovation application– Unit Owner requests floor alteration outside of alteration time window. Unit Owner will plan to start and complete Nov 29-30. Jon motions to approve installation of flooring subject to that plan, Mike seconds, Board approves.
 - b. Unit 5-326 renovation application – Unit Owner requests floor alteration outside of the alteration time window. Jon motions to approve conditional request of flooring to be done by December 15th and completed during mid-week. Mike seconds. Board approves.
- III. General Reports
 - a. Property Management
 - Bellmen and Housekeeping well-staffed.
 - Occupancy rate slowly picking up for Thanksgiving, near 80% occupancy.

- b. Commercial
 - Mountain will open 11/18/2022.
 - Construction is getting buttoned up, December 17th for base-to-base opening, Red Dog to open on or around same date.
- c. Finance Presentation
 - Jon motions to approve the financials of September and August, Mike seconds, Board approves.
 - As of September 30, 2022, revenue less expenses are in surplus.
 - Delinquent Accounts – all delinquent accounts notified and payments being made. Three accounts still outstanding and being monitored.
- d. Maintenance – Staining and painting completed in Buildings 4 and 5.

IV. Pending Matters

- a. Borrowing from 22 Station Reserve Fund – Tabled, not necessary unless unplanned expenses occur
- b. Potential Changes in Liberty Electric tariffs and Additional Regular or Special Assessment - Tabled. Change in Assessments not necessary unless tariffs change which may occur in January 2023.
- c. Draft EV Charging Policy. Arthur reported some edits to the policy as the installation of stations in Building 4, P2 is conditional on Palisades Tahoe signing an agreement to grant an easement to 22 Station which has not occurred. Jon recommends that the Board delay approving the policy until the December meeting.
- d. Electric Vehicle Charging Stations in Building 4, P1.
 - i. Board has no obligation to install EV Charging Stations. However, since Civil Code 4745 allows Owners to install EV Charging Stations with some restrictions, the Board to avoid/reduce Owner conflict in the garage will move forward with the next steps to install EV Charging Stations.
 - ii. Jon motions to apply for Placer County building permits, Mike seconds, Board approves.

V. New Business

- d. Draft 22 Station Key Policy Revision -- Tabled until next meeting as additional discussions with Palisades Tahoe started after agenda created
- e. Mail and Package Delivery and Storage -- Only six responses to survey and four responses requested maximum logistical support while unwilling to pay any fees for any service. 22 Station does not plan to take any further action on this matter at this time
- f. Draft 22 Station Common Area Protection Policy – Policy expresses the actions the 22 Station may take when non-22 Station property is left in the Common Areas. Jon made a motion to post the draft for 30 days. Mike seconded. The Board approves. The draft policy document will be posted on the 22 Station website.

VI. Open Forum

VII. Meeting Adjourns