

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

Wednesday, January 18, 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
Amy Kylberg	PTH, Owner Exp Manager	Dialed In
Reilly Jorgenson	PTH, Asst Owner Exp Manager	Present
Michelle Smith	PTH, General Manager	Dialed in
Ronnie Whitelaw	PTH, Maintenance	Dialed in
Mike Martin	PTH, Building Services	Dialed in
Caroline Ross	Palisades Vil. Neighborhood Co.	Dialed in
Celine Sanie	Owner	Dialed in
Caroline Vertongen	Owner	Dialed in
Meredith Rosenberg	Owner	Dialed in

AGENDA

- I. Quorum present, Arthur calls meeting to order, recording initiated. Jon makes a motion to adopt the agenda with the change for DLP joining the call, Mike D. seconds, all in favor, approved.
- II. Jon makes a motion to approve the December minutes, Mike D. seconds, all in favor, approved.
- III. Executive Session – N/A
- IV. **General Reports**
 - a. Property Management Presentation- Michelle Smith Palisades Tahoe Hospitality GM
 - January lodging is continuing to have high occupancy.
 - We continue to remove the snow with the boom lift.
 - Mike D. noted how thankful they are to have the boom lift because it makes the snow removal safer and more efficient.
 - b. Commercial Presentation – Mike DeGroff
 - End of December through January has been steady, with winds and snow, mountain faced difficulties opening lifts. That does have an impact on the commercial corridor.
 - Outlook for Spring skiing is very positive.
 - c. Finance Presentation – November
 - Jon stated the financial investment are status quo with no changes at this time to report.

- Jon makes a motion to approve the November Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances, Mike D seconds, all in favor, approve
- Delinquent Accounts – 4 accounts in the process of getting paid, most of them were short payments, hoping to see them taken care of next month.
- Energy Trend – Arthur stated that we have not seen much increase of Kilowatt or propane gallons consumed. All seem to be staying in the normal ranges.

d. Maintenance Presentation

- Ronnie reported all the boilers are running smoothly again.
- DLP has been working on snow removal from the roofs and village
- Proposal to repair and replace restroom door in building 4 at Fountain Court for \$16,000. Ronnie is also considering a store front style door. Ronnie is going to get a quote for the new style door to compare to replacing the automated door that is there now.

V. **New Business** (Approved to be moved up on the agenda to accommodate DLP)

a. Owner remodel application (DLP) – Unit 314 & 316

- Ally Fry from DLP joined to call for an application for the 314 & 316 units. Plans are for a cosmetic remodel with no plumbing or electrical changes.
- Jon asked for a date of construction and DLP provided a start date of Spring of the construction window, there may be a bit of fluctuation due to weather but trying to do all demo in spring and finished in the fall construction window. Jon made a motion to approve the application, Mike D. seconds, all in favor, no nays, so the application is approved

VI. **Pending Matters**

a. Draft 22 Station Key Policy Revision

- Revised policy is posted on the 22 Station website (www.22station.com) .
- 22 Station has a PMA with Palisades which provides that the property manager (Palisades) furnishes each owner 10 working keys for the owners' unit and common areas. Owners can request additional keys for \$5.00 per key. 22 Station offers Owners the opportunity to lease a lockbox.
- Palisades does operate businesses independent of the PMA and one of those is the rental property management with front desk services which is not included in the PMA. Palisades Hospitality has in the past provided front desk services for a fee and has decided to offer front desk services for keys for a fee independent of the PMA. These front desk and key services are described in the revised key policy which is available on the 22 Station website for Owners to review .
- Specifically, the PMA does not provide for the use case when Owners and Guests want to enter without having possession of a key. In this situation, Palisades front desk will furnish to the Owner or Guest a key for a fee of \$150 or \$75 depending on the level of due diligence and security precautions.

- Jon made a motion to approve the 22 Station Key policy as revised, Arthur seconded, and the Board approved with Mike D. abstaining. No nay voted were recorded.

VII. Open Forum

- A homeowner asked a question regarding issues with the gas supply to the fireplaces over the Christmas / New Year's week. Arthur stated that the issue with the gas supply vendor was resolved. The Board and the property manager, Palisades, is following up with the gas supply vendor to determine lessons learned from the event and avoid a repeat occurrence.
- A homeowner had a question for Michelle Smith regarding the documentation of noise complaints and if it comes on the daily reports. Michelle said that they do receive that information.
- A question was asked about the EV Charging stations and the application with Placer County. An application was in the process of being filed.

VIII. Adjourn Meeting