

MINUTES
22 STATION OWNERS' ASSOCIATION BOARD MEETING
July 28, 2021

Meeting Participants:

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
Stacia Lange	SVH, Owner Experience	Absent
Christy Beck	SVH, General Manager	Dialed-In
Michelle Smith	SVH Asst. General Manager	Dialed In
Ronnie Whitelaw	SVH, Maintenance	Dialed-In
Adrienne Derry	SVH, Administration	Dialed-In
Mike Martin	SV, Base Operations Manager	Dialed-In
Robert Durham	Homeowner 4415	Dialed-In
Soujanya Gundamraju	Homeowner 5218	Dialed-In
Caroline Vertongen	Homeowner 4408	Dialed-In
Catherine Viara	Homeowner 4419	Dialed-In

Call meeting to order

The meeting was called to order by Arthur and there was a quorum presents.

Adoption of Agenda

Jon made a motion to adopt the agenda, Mike seconded, and it was adopted.

Approval of Minutes

Jon made a motion to approve the minutes from June, Mike seconded, and they were approved.

▪ **New Business**

- Appointment of the inspector of Elections
 - An independent inspector of Elections is required for the next 22 Station election.
 - Jon has made a motion to approve Emily Salmons as inspector of elections. Mike seconded, and it was approved.
- Renovation application for unit 4419, blind replacement
 - Installation of motorized Hunter Douglas Blinds.
 - Board inquiries about the color and pattern of the back side of the blinds. As they face inwards the Village.
 1. The blinds are a neutral color and pattern.

- Jon makes a motion to approve the renovation application for the blind replacement in Unit 4419. Mike seconded, and it was approved.
- Renovation application for unit 4415, remodel
 - The remodel of unit 4415 will include
 1. Kitchen: Install of new cabinets, sink, range, microwave, and countertops.
 2. Master Bathroom: Install new Vanity, countertops, sink, faucets, medicine cabinets with lighting, toilet, glass-enclosed showerhead, and shower faucet, remove bathtub, install clothes washer and ventless dryer.
 3. Guest Bathroom: Install new shower door, countertop, sink, faucet, toilet, mirror, and lighting.
 - As debris must be hauled off site, Owner was advised to keep common areas clean.
 - Jon made a motion to approve the renovation application. Mike seconded and it was approved.
- Renovation application for unit 4408, remodel
 - The remodel of unit 4408 will include a bathroom remodel.
 - Owner confirmed that no alterations were being done to the drainpipes. Owner inquired about the status of the drainpipes. Arthur noted that since the drainpipes are currently functioning properly, they should continue to function properly unless some action disturbs the equilibrium condition. Mike suggested covering any open pipes, so no extra debris enters the drains causing clogs.
 - Jon made a motion to approve the renovation application, with the understanding of submitting the floor ratings and specs for sound to make sure it is compliant. Mike seconded, and the motion was approved.
- AT&T Direct Circuit
 - Currently, all individual homeowners in 22 Station purchase Wi-Fi/internet services from Squaw Valley Resort (SVR) for \$42 per month, \$504 annually, or roughly \$75,000 annually collectively. First Ascent and 22 Station individual homeowners collectively pay \$140,000 annually. This is a direct transaction between SVR and individual homeowners. 22 Station Owner's Association and the Board are not a party to this transaction. 22 Station Owners Association is not required to provide/offer WiFi/internet access to its homeowners.
 - AT&T has made a proposal to 22 Station to provision a dedicated 1GB circuit to connect to 22 Station's ethernet network (and potentially First Ascent's) and provide internet access via the ethernet ports in each Unit for a price of \$1,760 per month plus applicable taxes, roughly \$24,000 annually. Homeowners would have to purchase and connect a wireless router to the ethernet port in the Unit to have WiFi access.
 - Homeowner asked how rental guests would have Wi-Fi access? Arthur responded that a wireless router(s) could be configured for that functionality. Homeowner then asked how would SVH manage passwords for rental guests.

Arthur responded that 22 Station Owners Association could not speak for SVH, but solutions were possible. Arthur also asked why password control for Guests was even necessary. Password controls for Wi-Fi is not required for SVR Guests/Visitors in the Building 5 lobby or other parts of the Village or Mountain. Arthur and homeowner agreed to continue discussion sometime after the Board meeting.

- Jon made a motion for 22 Station to contract with AT&T for a 1GB dedicated circuit for 24 months contingent on AT&T being able to connect the circuits to 22 Station's ethernet network and provide service and SVR future price to individual 22 Station Homeowners. Arthur seconded. The motion was approved. Mike Degroff did not vote because of recusal.

Meeting is adjourned