

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

Wednesday, August 23, 2023 @ 4:00pm

*Remote and on- site location offered.
1750 Village East Rd., Olympic Valley, CA – PT Offices Behind Front Desk*

Join Zoom Meeting

<https://zoom.us/j/93233456370?pwd=amdINfZjY0ZmTGJFMUNaS1hITG90UT09>

Meeting ID: 932 3345 6370

Passcode: 944122

Dial in: 669 444 9171

AGENDA

- I. Initiate Recording, Call Meeting to Order, Designate Quorum
- II. Adopt Agenda
- III. Approval of Board Minutes from July 31, 2023
- IV. Executive Session Summary
- V. General Reports
 - a. Property Management Presentation
 - b. Commercial Presentation
 - c. Finance Presentation
 - Monthly Financial Review – June 23
 1. Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances
 2. Delinquent Accounts
 3. Collections Update
 - Energy Trends
 - d. Maintenance Presentation
- VI. Pending Matters
 - a. HOA Insurance review and Town Hall September 6th
 - b. Consideration of a proposal from Kelley Bros for exterior painting and staining not to exceed \$60,000.
 - c. Consideration of a proposal from BC Construction for precast concrete repairs not to exceed \$25,000.
 - d. Consideration of a proposal for interior design services with Aspen leak interiors, not to exceed \$20,000.

VII. New Business

- a. Annual Meeting October 14, 2023
- b. Election of Commercial Director, Mike DeGroff, by acclimation
- c. Unit Renovation Applications –
 - Unit 5117, replacement of blinds
 - AC Installs
- d. Authorization to record a lien on APN 096-693-022-000
- e. Amenity Suspension Policy, consideration to hold hearing for two accounts in collections
- f. Draft Revision 22 Station Damage Loss Policy

VIII. Open Forum

IX. Adjourn Meeting

Executive Session to follow