

22 STATION OWNERS ASSOCIATION MINUTES OF DIRECTORS MEETING

Wednesday, August 23, 2023 @ 4pm

Name	Title/Affiliation	Present or Dialed-in
Arthur Chiang	Board President	Dialed in
Jon Grant	Board Treasurer	Dialed in
Mike DeGross	Board Commercial Director	Dialed in
Michelle Smith	PTH, General Manager	Dialed in
Stacia Lange	PTH, Property Manager	Dialed in
Ronnie Whitelaw	PTH, Maintenance	Dialed in
Mike Martin	PTH, Building Services	Dialed in
Shay Steffanich	PTH, Owner Experience	
Caroline Vertongen	Homeowner	Dialed in
Janette Moseley	Homeowner	Dialed in
Tom Pollard	Homeowner	Dialed in
Michael Adelberg	Homeowner	Dialed in
Sophie Pollard	Homeowner	Dialed in

- I. Quorum present, Arthur calls meeting to order, recording initiated.
- II. Jon makes a motion to adopt the agenda, Mike seconds and this is approved 3-0.
- III. Jon makes a motion to approve the July 31, 2023 minutes, Mike seconds and this is approved 3-0.
- IV. Executive Session Summary – contracts discussed.
- V. General Reports
 - a. Property Management Presentation
 - Occupancy is soft for August and Sept, weddings every weekend, large conference end of August.
 - Wifi enhancements with dynamic preshared key is on track for roll out soon.
 - b. Commercial Presentation – Mike DeGross
 - Business for July was a little soft outside of events.
 1. Domestic travel is down by 20% and international travel is up 20%.
 2. Seems people are not driving up to the mountains for vacation this year.
 - c. Finance Presentation
 - Jon motions to acknowledge receipt and review of the June Financials, Mike seconds and this is approved 3-0.

- Delinquent accounts
 1. 18 accounts 1Q delinquent
 2. 1 account 2Q delinquent
 3. 2 accounts in collections
 4. 6 accounts have not paid the special assessment and Q4 regular assessment increase invoice
- Energy trends
 1. Electric
 - Electric cost per kWh skyrocketed with a 39% increase month over month.
 - i. Arthur commented that the Liberty rates are 40% higher than they were same time last year.
 - ii. Last year Liberty announced 20% increase in summer months and budget was adjusted accordingly to reflect this.
 - iii. In early June, Liberty noticed they would increase at 40% every month for the next 18mo. This amounts to +90K over the budgeted amount.
 - iv. At this time no assessment increase, but this will be closely monitored.
 - Usage was average but with high rate the expense is above average for the month.
 2. Propane
 - Usage was at seasonal averages.
 - Price has dropped from last summer's highs.
 - Gallons and expense are at seasonal averages.

d. Maintenance Presentation

- Window panes requiring replacement due to failure of the seals. Typically this is done twice a year routinely. As the property ages, more panes of glass are failing and the expense for this is growing. To discuss at an upcoming meeting.

VI. Pending Matters

- a. Insurance summary and town hall Sept 6th. Town hall will cover P&C insurance and alternatives going forward as well as parking in P1.
- b. Proposal from Kelley Bros for exterior painting and staining not to exceed \$60,000
 - Work to move deck furniture will be done by PT and billed at an hourly rate.
 - Need to follow up on a Kelly Bros point stating owners can choose, etc. Need to clarify with vendor, who is the owner they refer to.
 - Jon makes a motion to accept the proposal with some minor edits, from Kelley Bros for exterior painting and staining not to exceed \$60,000, Arthur seconds, Mike DeGroff abstains, the motion passes 2-0.
- c. Consideration of a proposal from BC Construction for precast concrete repairs not to exceed \$25,000
 - Timeline for work ideally is this fall, but depends on the sub-contractors availability which has not yet been scheduled. If not this fall, this will be picked up in the spring portion of the fiscal year.

- Discussion about the 15% market, Mike DeGross comments this is typical for the area on a contract of this size.
 - Jon request that overtime be avoided on this project, and prohibited unless requested by the Board.
 - Jon motions to accept the proposal from BC Construction for precast concrete repairs not to exceed \$25,000, with some request to reduce overhead to 10% and no overtime w/o permission, Arthur seconds, Mike DeGross abstains, the motion passes 2-0.
- d. Consideration of a proposal for interior design services with Aspen Leaf interiors, not to exceed \$20,000
- Topic tabled for Sept meeting.

VII. New Business

- a. Annual election Oct 14th
- In person annual meeting at the Village, Zoom option also available.
 - Full day of meetings, includes lunch and cocktail reception hosted by PT after.
- b. Arthur motions to seat Mike DeGross as Commercial Director by acclamation, Arthur seconds, Mike abstains, Motion passes 2-0.
- c. Unit renovation application 5117 blind replacement
- Jon motions to approve the renovation application, Mike seconds, motion passes 3-0.
- d. Authorization to record a lien on APN 096-693-022-000,
- Jon motions to authorize recording lien on APN 096-693-022-000 due to non-payment of Association dues, Mike seconds, motion passes 3-0.
- e. Amenity suspension policy and consideration to hold hearing for two accounts in collections
- The Board took no action on this matter and will discuss further in executive session.
- f. Draft revision of the 22 Station Damage Loss Policy
- In 2020 the Board adopted the Damage Loss Policy which lays out the process to be followed when there is a loss event affecting units and HOA common area.
 - The policy notes the insurance policy in place in 2020. The proposed revision is to update the Associations current insurance info.
 - If approved by the Board, the policy will be posted for 30 days and then considered to adopt at a later date.
 - Mike motion to post this updated policy to owners, Jon seconds, the motion passes 3-0.

VIII. Open Forum

Adjourn Meeting to Executive Session

