

MINUTES
22 STATION OWNERS' ASSOCIATION BOARD MEETING
August 16, 2022

Meeting Participants:

| Name | Title/Affiliation | Present or Dialed-in |
|--------------------|---------------------------------|-----------------------------|
| Arthur Chiang | Board President | Dialed In |
| Jon Grant | Board Treasurer | |
| Mike DeGross | Board Commercial Director | Dialed In |
| Amy Kylberg | PTH, Owner Exp Manager | Dialed In |
| | PTH, Asst Owner Exp Manager | |
| Christy Beck | PTH, General Manager | Dialed In |
| Michelle Smith | PTH, Asst. General Manager | Dialed In |
| Ronnie Whitelaw | PTH, Maintenance | Dialed In |
| Mike Martin | PTH, Building Services | |
| Shay Steffanich | PTH, Maintenance Coordinator | Dialed In |
| Caroline Ross | Palisades Vil. Neighborhood Co. | Dialed In |
| Meredith Rosenberg | Homeowner, 5411 | Dialed In |
| Celina Sanie | Homeowner | Dialed In |
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Call meeting to order

The meeting was called to order by Arthur and there was a quorum presents. Arthur noted the call is being recorded and reiterated the rules.

Adoption of Agenda

Mike makes a motion to adopt the agenda, Arthur seconded, and it was approved.

Approval of Minutes

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

General Reports

A. Management Presentation

- a. Been a busy month.
- b. Staffing has picked up with several new hires.
- c. Housekeeping has returned to daily housekeeping service

B. Commercial Presentation

- a. Weekends are in full swing with events and activities
- b. Retail has been a bit soft, but Food & Beverage business had been busy
- c. KJB (Kalifornia Jean Bar) is leaving the village, PTR are actively looking for a new tenant

C. Financial Presentation

- a. Arthur provided a overview of year end since June financials represent the year end financials (2021 – 2022) – Jon was not able to attend to give a re-cap
- b. 22 Station ended the year with and \$11,700.00 surplus. The prior year (2020/21) ended with a \$27K deficient so we will use this year’s surplus to replenish the equity.
- c. Mike made a motion to approve the June financials provided and Arthur seconded, and the motion was approved.
- d. Delinquent accounts – Tracking down a few payments that had been posted in June but were still showing as delinquent. There were several short pays because of the dues increase that took place the last billing cycle and owners that were on auto pay did not make the adjustment.
- e. Energy trends
 - i. Electric
 1. Usage has increased a bit as the weather got warmer through the month
 - ii. Propane
 1. Usage is at seasonal average.
 2. Cost per gallon remains high, causing above average expense.

D. Maintenance Presentation Ronnie did not have anything significant to report.

E. Pending matters

- a. Reserve Fund Borrowing– Have had a few major expenses paid in June or July (water/sewer and insurance) and accrued throughout the year. No action necessary currently. This will continue as a pending matter.
- b. Energy Tariffs with Liberty Electric- PUC has not rendered a decision yet. 22 Station are in the A1 and A2 rate classifications. At this time Liberty Electric may settle for a 30-34% increase. A final decision is likely in November 2022 with new rates starting January 2023. Since Liberty Electric filed for rate increases in 2021, a retroactive increase starting January 2022 is also likely and would be billed for twelve months also starting January 2023.
- c. Insurance and Garage fund - Table until the next meeting since Jon was not in attendance

F. New Business

- a. Proposal to Clean lift stations in P2 – the allocation for 22 station is about \$6,540 – Paid from the garage fund. Mike made a motion to approve this proposal, Arthur seconded, and it was approved with Jon’s proxy.

G. Open Forum

- a. Unit Owner asked for an update of EV stations in the parking garage. Arthur said that it had not been an agenda item in the past few meetings. While the Board may consider proposals, no formal proposal has been presented to the board yet.

Meeting Adjourns