

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

Wednesday, May 15, 2024 @ 4:00pm

Join Zoom Meeting

<https://zoom.us/j/93233456370?pwd=amdiNFZJY0ZMTGJFMUNaS1hITG90UT09>

Meeting ID: 932 3345 6370

Passcode: 944122

Dial in: 669 444 9171

AGENDA

- I. Call Meeting to Order, Designate Quorum
- II. Adopt Agenda
- III. Approval of Board Minutes from April 17th, 2024 Regular and Executive Session
- IV. Executive Session Summary
- V. Finance Presentation
 - a. Monthly Financial Review – March 2024
 - Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances
 - Delinquent Accounts
 - b. Energy Trends
- VI. Maintenance Presentation
- VII. Pending Matters
 - a. Consideration to approve an expenditure of \$11,631 with Murphy’s Plumbing to replace the Bld 4 snowmelt boiler heat exchanger.
- VIII. New Business
 - a. FY 2024-25 Reserve Study
 - b. FY 2024-25 Budget
 - c. Consideration to approve \$58,520 with Saarman Construction for leak testing for 22 Station roofs.
 - d. Consideration to approve \$98,131 with Kone for modernization work on the 22 Station elevators.
 - e. Consideration of Resolution to allocate and additional \$50,000 of FY 2023-24 assessments to the replacement fund in order to provide additional replacement reserve funding.
 - f. Consideration to approve an expenditure not to exceed \$11,000 with Rex Moore to replace the motor in the large Bld 5 Air Handler.
- IX. Open forum

- X. Adjourn to Executive Session: This portion of the meeting is closed to the membership per [Civil Code § 4935](#).
 - a. Action on Late Payment of Assessments
 - b. Contracts
 - c. Legal