

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

**Wednesday, February 15, 2023 @ 4pm**

<b>Name</b>	<b>Title/Affiliation</b>	<b>Present or Dialed-in</b>
Arthur Chiang	Board President	Dialed in
Jon Grant	Board Treasurer	Dialed in
Mike DeGroff	Board Commercial Director	Dialed in
Michelle Smith	PTH, General Manager	Dialed in
Ronnie Whitelaw	PTH, Maintenance	Dialed in
Mike Martin	PTH, Building Services	Dialed in
Celine Sanie	Owner	Dialed in
William Higgins	Owner	Dialed in

**AGENDA**

- I. Quorum present, Arthur calls meeting to order, recording initiated. Jon makes a motion to adopt the agenda with the addition of the alteration application from Unit 4-304. Arthur seconds. Board approves with Mike Degroff not present.
- II. Jon makes a motion to approve the December minutes, Arthur seconds, Board approves with Mike Degroff not present.
- III. Executive Session Summary– Three vendor contracts were discussed
- IV. **General Reports**
  - a. Property Management Presentation- Michelle Smith Palisades Tahoe Hospitality GM
    - In process of hiring someone in the property management role whose sole function will be to support 22 Station and First Ascent.
  - b. Commercial Presentation – Mike DeGroff
    - Right in middle of the season, haven't quite hit groove yet but commercial corridor is doing fine. Gearing up for next week ski and skate week combined with World Cup weekend. World cup will have vendor village and race which will add some people to general traffic pattern but not expecting to be overrun. Anticipating village to be busy all week.
  - c. Finance Presentation – November
    - Jon stated some CD's had expired and he reinvested \$700k and cash is fully invested in liquid instruments. More CD's to mature April and May. Good news is as the months go by the interest rates keep going up. CD's recently purchased are yielding 4.75% interest regardless of the duration. John laddered appropriately across 3 reserve accounts. \$600k in cash is in preferred savings rate fluctuating and is currently at 4% so left it alone.

- Jon makes a motion to approve the November Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances, Mike D seconds, Board approves.
- Delinquent Accounts – No update
- Energy Trend – No red flags

d. Maintenance Presentation

- Ronnie reported on the bids to replace the Building 4 exterior door

**V. Pending Matters**

- a. Proposal to repair and replace exterior door in Building 4 Fountain Court – Ronnie reported that another bid with a price higher than other previous bid had been received. Waiting for a third bid

**VI. New Business**

- a. Unit 4-304 Alteration Application – Addition of roller blinds to previously approved Alteration Application
- Board reviewed application and asked questions about pattern and color of exterior materials facing exterior.
  - No vote taken because application received after Agenda published. Board will have alteration request on the March 15 Board meeting agenda.
- b. Draft 22 Station Mail Policy
- United State Postal Service (USPS) does not deliver to the Village at Palisades Tahoe. Mail addressed to the Village at Palisades Tahoe terminates at the Olympic Valley USPS office.
  - As a courtesy, Palisades Tahoe Hospitality (PTH) has graciously provided a service that filled the gap. PTH has communicated that PTH will cease to provide the service to Owners that do not have a contractual relationship with PTH
  - Draft 22 Station Mail Policy includes a 22 Station Mail Service.
  - Jon made a motion for the Board to consider and post for comments the Draft 22 Station Mail Policy. Arthur seconded. Board voted to approve the motion. Mike Degroff abstained.

VII. Open Forum – None

VIII. Adjourn Meeting