

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

**Wednesday, November 20, 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 Open Meeting to Order, Designate Quorum
- II. Adopt Agenda
- III. Approval of Board Minutes from September 11, 2024 and October 28, 2024 regular and executive sessions.
- IV. Finance Presentation
  - a. Monthly Financial Review – August and September 2024
    - i. Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances
    - ii. Delinquent Accounts
  - b. Energy Trends
- V. Maintenance Presentation
- VI. Pending Matters
- VII. New Business
  - a. Appointment of Board Positions
  - b. Consideration to adopt Exclusive Use Common Area Policy
  - c. Consideration of entering into of snow removal contract with Kelly Bros for 2024-25 snow removal.
  - d. Consideration of an expenditure of \$52,000 with Saarman Construction for repair of the copper shingles on Bld 4.
  - e. Renovation application for 4210, mini-split AC installation
  - f. Renovation application for 5134, mini-split AC installation
- VIII. Open forum
- IX. Executive Session immediately following the open Board Meeting: 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