

22 STATION OWNERS ASSOCIATION MINUTES OF DIRECTORS MEETING

Wednesday, July 17, 2024 @ 4:00pm

Name	Title/Affiliation	Present or Dialed-in
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
Stacia Lange	PTH, Property Manager	Dialed in
Ronnie Whitelaw	PTH, Maintenance	Dialed in
Mike Martin	PTH, Building Services	Dialed in
Caroline Vertongen	Homeowner	Dialed in
Celine Sanie	Homeowner	Dialed in
Mat Joyce	PT Commercial	Dialed in
Bill Higgins	Homeowner	Dialed in

- I. Quorum present, Arthur calls meeting to order at 4:01pm.
- II. Jon motions to adopt the agenda, Mike seconds and this is approved 3-0.
- III. Approval of minutes
 - a. Jon makes a motion to approve the June 26th, 2024 Regular and Executive Session Minutes, Mike seconds and they are approved 3-0.
- IV. Executive Session Summary – Discussed late fee actions, contracts, and legal issues.
- V. General Reports
 - a. Finance Presentation
 - Jon motions to approve of the May 2024 financials as prepared by McClintock Accountancy, Mike seconds and this is approved 3-0.
 - Energy trends
 1. Propane is at seasonal averages.
 2. Electricity bills have not yet been received due to a rate issue with Liberty.
- VI. Maintenance presentation
- VII. Pending Matters
 - a. Jon motions to approve the renovation application 4227 for addition of AC, Mike seconds and this is approved 3-0.

VIII. New Business

- a. Jon motions to approve the amended Property Management Agreement, Arthur seconds, Mike abstains, and this is approved 2-0.
- b. Jon motions to appoint Tahoe Paper Trail as Inspector of Elections, Mike seconds and this is approved 3-0.
- c. Jon motions to approve an expenditure, not to exceed \$15,000 for updates to common area and in room evacuation signage with Signs by Tomorrow, Mike seconds and this is approved 3-0.
- d. Jon motions to approve an expenditure not to exceed \$5,000 for new spa covers, Mike seconds and this is approved 3-0.
 - The Board asks management to look into advertising and possible cost offset.
- e. Jon motions to approve an expenditure of \$18,000 with SGV Refrigeration for the replacement of a failed compressor and condenser, Mike seconds and this is approved 3-0.
 - The air handlers are original and serve the common area hallways, lobbies and fitness area.
- f. Jon motions to approve an expenditure of \$15,000 for miscellaneous windowpane replacement, Mike seconds and this is approved 3-0.
- a. Jon motions to approve an expenditure not to exceed \$100,000 for CIM repairs to roof snow guard flashings with Saarman Construction, Mike seconds and this is approved 3-0.
 - The Association engaged Saarman Construction to do a leak test on the reoccurring leaks in Bld 4 and 5. They have identified the sources of the leaks as snow fence flashing and chimney cap joints.
 - The contractor also recommended replacing the roofs, this is something that will be researched further.
- b. Jon motions to approve the ChargePoint annual renewal expense of \$4,000, Mike seconds and this is approved 3-0.

IX. Open Forum.

Meeting Adjourned to Executive Session