

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

Thursday December 15, 2022 @ 4PM PST

Name	Title/Affiliation	Present or Dialed-in
Arthur Chiang	Board President	Dialed in
Jon Grant	Board Treasurer	Dialed in
Mike DeGross	Board Commercial Director	Dialed in
Amy Kylberg	PTH, Owner Exp Manager	Dialed In
Reilly Jorgenson	PTH, Asst Owner Exp Manager	Present
Michelle Smith	PTH, General Manager	Dialed in
Ronnie Whitelaw	PTH, Maintenance	Dialed in
Mike Martin	PTH, Building Services	Dialed in
Shay Steffanich	PTH, Maintenance Coordinator	Dialed in
Caroline Ross	Palisades Vil. Neighborhood Co.	Dialed in
Priya Hanley	Owner	Dialed in
Don Hellier	Owner	Dialed in
Caroline Vertongen	Owner	Dialed in
Meredith Rosenberg	Owner	Dialed in
Allison Friedenber	Owner	Dialed in
Stephen Rehrman	Owner	Dialed in
Calvin wheeler	Owner	Dialed in

- I. Quorum present, Arthur calls meeting to order, recording initiated
- II. Motion to adopt the agenda – Jon made a motion to adopt the agenda, Mike D. seconds and it is approved noting that if the Hanley’s join the meeting to present their flooring application that they can be moved up the agenda.
- III. Jon makes a motion to approve board meeting minutes from November 16th with no additional revisions. Mike seconds, Board approves.
- IV. Executive Session Summary (3 total sessions) – One was to review a delinquent owner account. Second and third were to negotiate a contract for easement to P2.
- V. General Reports
 - a. Property Management
 - Christy Beck has departed from the resort. Assistant general manager, Michelle Smith, has been promoted as the new General Manager.
 - Continue to ensure the obligations of CC&Rs and obligations of the property management agreement are fulfilled properly.
 - Continue to build and maintain healthy relationships with Owners within and outside of the Rental program
 - b. Commercial
 - Heavy snowfall in early December permitted majority mountain access, resulting in increased visitors and increased traffic around the village. More metrics to follow in January meeting.

- c. Finance Presentation
 - Jon motions to approve GL detail, bank statements, bank balances, balance sheet, and check register. Mike seconds, Board approves.
 - Jon stated a small CD of \$350k in liquid cash is ready to be invested. \$650k is in a preferred savings account earning 3.5%.
 - Delinquent Accounts – all delinquent accounts notified. 4 accounts aged past 90 days. Claims to be initiated if not trued up by January meeting.
 - Energy Trends
 - Electricity is within the seasonal average. November was colder this year than in years past.
 - Propane is reflective of the colder November weather. There were increased fills this past month as well. The November usage this year is similar to usage in December and January of the past year.
 - d. Maintenance Presentation
 - Old boiler head has had problems. Ronnie stated he has new parts coming in to repair. This has contributed to higher propane costs.
- VI. Pending Matters
- a. Borrowing from 22 Station Reserve Fund – On agenda in case borrowing is necessary because of changes in Liberty Electric tariffs. Tariff increases were announced effective in October 2022. Borrowing not necessary.
 - b. Potential Changes in Liberty Electric tariffs and Additional Regular or Special Assessment - Liberty did raise the electricity tariffs and rates effective October 2022.
 - In A2 category customer and rate category, rate increases are different and higher in summer months versus winter months. For fiscal year 2022/2023 rate increases will be most material in month of June, and unless consumption exceeds projections, annual electricity for FY 2022/2023 should be within budget. The major negative budget variance for FY2022/2023 continues to be insurance which exceeded budget by \$60,000.
 - FY 2023-2024 will be affected by the 10-20% rate increase in the summer months. The FY 2023-2024 budget and assessments will reflect the tariff increases.
 - Liberty also announced another request to the PUC seeking an additional 10-20% rate increase.
 - c. Jon motions to post the 22 Station revised key policy, Arthur seconds. Board votes in favor, Mike abstaining.
 - I. Electric Vehicle Charging Stations- Jon motions to approve the EV charging policy, Arthur seconds, Board approves with Mike abstaining.
 - II. Jon motions to move forward with the signing of contract with Palisades Tahoe Resort that obtains rights to easement in P2 and to use funds from the garage fund in the amount of \$20,000 for EV Charging station installation. Arthur seconds, Board votes to approve with Mike abstaining.
- VII. New Business
- a. Unit 5-206 flooring renovation application – Unit Owner requests floor alteration slated for May 1st. Jon motions to approve application, Mike seconds, Board approves
 - b. Jon motions to approve the expense of \$5,000 for unit 5-442 doors which have become inoperable from wear and tear, Mike seconds, board approves.

- c. Snow removal equipment – Jon motions to approve a 3-month long term rental of a boom lift for snow removal, Mike seconds, Board approves. Snow removal expense will likely exceed budget.

VIII. Open Forum

IX. Adjourn Meeting