22 STATION OWNERS ASSOCIATION
BOARD MEETING MINUTES

Wednesday, October 21, 2026 @ 4:00pm

Name	Title/Affiliation	Dialed-in
Arthur Chiang	Board President	Dialed in
Jon Grant	Board Treasurer	Dialed in
Connor Donovan	Board Commercial Director	Dialed in
Michelle Smith	PTH, General Manager	Dialed in
Stacia Lange	PTH, Property Manager	Dialed in
Caroline Vertongen	Homeowner	Dialed in
Pam Janusz	Springboard	Dialed in
KeAlii Alexander	Springboard	Dialed in
Ken & Dorothy Paige	Homeowner	Dialed in
Gavin Christensen	Homeowner	Dialed in
Sophie Boroditsky	Homeowner	Dialed in
Waylon Lowrey	EMSE	Dialed in

I. Quorum present, Arthur calls the meeting to order at 4:03pm.

II. Jon motions to adopt the agenda with a change to move all renovation apps to the top, Connor seconds, all Board members vote in favor passing this motion 3-0.

III. Executive session summary, Board discussed contracts related to propane, wifi, and the ramp.

IV. Approval of Minutes
   a. Jon motions to approve of regular and executive session board meeting minutes from September 16, 2026, Arthur seconds and this is approved 2-0 with Connor abstaining.
   b. Connor motions to approve Annual Owners Meeting minutes from October 10, 2026, Arthur seconds and the Board votes 3-0 to approve.

V. Jon acknowledges his receipt and review of the August 2026 financials as prepared by McClintock Accountancy.

VI. Pending Matters
   a. Jon motions to approve contract with TTS for $15,000 for ramp repair, Connor Seconds and all vote in favor approving 3-0.
   b. Consideration to contract with TTS for $854,000 or $869,000 for ramp repair. This topic was tabled.

VII. New Business

a. Jon motions to approve renovation application 5406, Connor seconds, and all vote in favor approving 3-0.
b. Renovation application 4417
    - Honeycomb shades being used for sound proofing and aesthetics. Color facing out to common area to be white or neutral.
    - Jon motions to approve the renovation app for 4417, Connor seconds and all vote in favor approving 3-0.
c. Jon motions to approve renovation application 4404, Connor seconds, and all vote in favor approving 3-0.
d. Jon motion to approve change orders with ACCO engineering related to the boiler replacement project for $10,307, Connor seconds and all vote in favor approving 3-0.
e. Jon motions to approve change orders with Adams Pool & Spa for new lights and skimmers, and replacement of the jet system in the Bld 5 large tub for $106,317.40, Conner seconds and all vote in favor approving 3-0.
f. Jon motions to approve an expense of roughly $100,000 for photos and frames for hallways, Conner seconds and all vote in favor approving 3-0.

VIII. An open forum was held

IX. Meeting adjourned to Executive Session