

**22 STATION OWNERS ASSOCIATION
BOARD MEETING MINUTES**

DRAFT

Wednesday, September 16, 2026 @ 4:00pm

Name	Title/Affiliation	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
Mat Joyce	PT, VP of Village Services	
Celine Sanie	Homeowner	Dialed in
Caroline Vertongen	Homeowner	Dialed in
Pam Janusz	Springboard	Dialed in
KeAlii Alexander	Springboard	Dialed in
Brandon Jenkins	ACCO Engineering	
Caroline Ross	PVNC	Dialed in
John Hanley	Homeowner	Dialed in
Jon Bruml	FA Homeowner	Dialed in
Jonathan Hui	Homeowner	Dialed in
Michael Waitzman	Homeowner	Dialed in

- I. Quorum present, Arthur calls the meeting to order at 4:01pm.
- II. Jon motions to adopt the agenda with a change to move all reno apps to the top, Mike seconds, all Board members vote in favor passing this motion 3-0.
- III. Executive session summary, Board discussed contracts and legal issues.
- IV. Mike D. motions to approve regular and executive session board meeting minutes from August 19th and executive session minutes from August 26th and September 9th, 2026, Arthur seconds, all board members vote in favor passing this motion 3-0. Jon withdraws from the Sept 9th vote as he was not present.
- V. Jon acknowledges his receipt and review of the July 2026 financials as prepared by McClintock Accountancy.
- VI. Maintenance Report
- VII. Pending Matters
- VIII. New Business
 - a. Jon motions to approve the renovation application for 4207, Mike seconds and all Board members vote in favor passing the motion 3-0.

- b. Arthur motion to approve the renovation application 4217 for a ski chair bench, not a hanging chair and no further ski chair benches in the future, Mike seconds and the Board votes by roll call. Mike- yes, Arthur- yes, Jon-no. Motion passes 2-1.
 - i. This will also require PVNC Design Review Board approval.
 - ii. The Board agrees that this will be the last ski chair approved.
 - iii. The Board did not approve the hanging bromic heater and requires more info.
- c. Jon motions to approve the renovation applications for early adopter air conditioning units 4210, 5230, 4328, and 4207 pending PVNC DRB approval and 22 Station Board approval of the ACCO proposal, Mike seconds and all Board members vote in favor passing the motion 3-0.
- d. Jon motions to approve change orders with ACCO engineering related to the boiler replacement project for \$129,341.33, Mike seconds and all Board members vote in favor passing the motion 3-0.
- e. Jon motions to renew snow removal contract with Kelly Bros for the 26/27 winter season, Mike seconds and all Board members vote in favor passing the motion 3-0.
- f. Jon motions to expenditure with Dunn-Rite Gutter and Russ Viehman Electric for various gutter repairs, replacements, and additions for \$30,750, Mike seconds and all Board members vote in favor passing the motion 3-0.
- g. Mike motions to select TTS Engineering and approve the fixed price bid of \$869,000 for the execution phase of the Ramp Repair pending PVNC and PTR concurrence with TTS Engineering and the bid, Jon seconds and all Board members vote in favor passing the motion 3-0.
- h. Jon motions to approve expenditure for \$7,500 with Ripplepoint, Mike seconds and all Board members vote in favor passing the motion 3-0.
- i. Jon motions to approve the expenditure not to exceed \$22,000 for custom console, Arthur seconds and the Board votes 2-0 approving the motion. Mike abstains.
- j. Jon motions to levy a Special Assessment of the Garage Fund to Palisades Village Neighborhood Company of \$33,120.54 and Palisades Tahoe of \$28,213.79 for expenses related to the repair of the interior parking garage access ramp, Arthur seconds and the Board votes by roll call. Mike- yes, Arthur- yes, Jon-yes. Motion passes 3-0.
- k. Jon motions to approve of an expenditure of \$165,000 with Amerigas to purchase propane equipment, Mike seconds and all Board members vote in favor passing the motion 3-0.

- IX. An open forum was held
- X. Meeting adjourned to Executive Session