

22 STATION OWNERS ASSOCIATION MINUTES OF SPECIAL DIRECTORS MEETING

Thursday, February 27, 2025 @ 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
Mike Martin	PT, VP of Base Operations	Dialed in
Mat Joyce	PT, VP of Village Services	
Caroline Ross	PVNC	
Caroline & Tony Vertongen	Homeowner	Dialed in

- I. Quorum present, Arthur calls the meeting to order at 4:00pm
- II. Jon motions to adopt the agenda, Mike seconds and this is approved 3-0.
- III. Jon motions to approve the Board Minutes from January 15, 2025 regular and executive sessions, Mike seconds and they are approved 3-0.
- IV. Executive session in January the Board discussed late payments, contracts, and legal issues.
- V. General Reports
 - a. Financial
 - Jon motions to acknowledge receipt and review of the December 2024 financials, Mike seconds and this is approved 3-0.
 - Delinquent accounts – 9 units are 1Q past due, three other have short paid. Statements go out with the Q4 assessment next week.
 - Energy trends – All metrics are at seasonal averages. Electric and propane are under budget for the year.
 - b. Maintenance – no comments
- VI. Pending Matters
- VII. New Business
 - a. Jon motions to enter into service agreement with Garratt-Callahan(GC) for domestic water system support for an annual cost of \$7,175.44, Mike seconds and this is approved 3-0.

- b. Jon motions to authorize the repair of Unit 4408 hallway door infrastructure and impose a Limited Assessment of \$6,063 against Unit 4408. Arthur seconds. The Board votes 2-0 to approve. Mike abstains.
 - c. Jon motions to approve the annual EV Charging Stations lease of approximately \$4,500, Mike seconds and this is approved 3-0.
- VIII. An open forum was held
- IX. Adjourn to Executive Session