

**22 STATION OWNERS ASSOCIATION
BOARD MEETING MINUTES**

DRAFT

Wednesday, August 19, 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	Dialed in
Celine Sanie	Homeowner	Dialed in
Caroline Vertongen	Homeowner	Dialed in
Pam Janusz	Springboard	Dialed in
KeAlii Alexander	Springboard	Dialed in
Brandon Jenkins	ACCO Engineering	Dialed in
Caroline Ross	PVNC	Dialed in

- I. Quorum present, Arthur calls the meeting to order at 4:02pm.
- II. Jon motions to adopt the agenda, Mike seconds, all Board members vote in favor passing this motion 3-0.
- III. Executive session summary, Board discussed contracts and legal issues.
- IV. Jon motions to approve regular and executive session board meeting minutes from July 15th and executive session minutes from August 10th, 2026, Mike seconds all board members vote in favor passing this motion 3-0.
 - a. SL noted the July ES minutes need the date corrected.
- V. Jon acknowledges his receipt and review of the June 2026 financials as prepared by McClintock Accountancy.
- VI. Maintenance Report
- VII. Pending Matters
- VIII. New Business
 - a. Jon motions to approve the expenditure with Kelly Brothers for exterior painting for \$90,000, Mike seconds, all Board members vote in favor passing this motion 3-0.
 - b. Jon motions to approve change orders with ACCO engineering related to the boiler replacement project for \$68,142, Mike seconds, all Board members vote in favor passing this motion 3-0.

- c. Jon motion to approve expenditure with Sierra Nevada Window Cleaning for Fall 2026 and Spring 2027 window cleaning services in the amount of \$26,720, Mike seconds, all Board members vote in favor passing this motion 3-0.
- IX. An open forum was held
- X. Meeting adjourned to Executive Session