22 STATION OWNERS ASSOCIATION
BOARD MEETING MINUTES

DRAFT

Wednesday, November 11, 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
Pam Janusz	Springboard	Dialed in
Caroline Vertongen	Homeowner	Dialed in
Karen Wang	Homeowner	Dialed in

I. Quorum present, Jon calls the meeting to order at 4:01pm. Arthur joined at 4:10pm

II. Connor motions to adopt the agenda, Jon seconds, all Board members vote in favor, passing this motion 2-0.

III. Executive session summary, Board discussed contracts and hallway updates.

IV. Connor motion to approve regular and executive session board meeting minutes from October 21, 2026 and executive session minutes from October 27, 2026, Jon seconds, all Board members vote in favor passing this motion 2-0.

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

VI. Maintenance

   a. Stacia reviewed the spa replastering project. Bld 4 is proceeding and expect them to be open by Thanksgiving. Bld 5 is delayed with the replumbing of the Bld 5 spa with no ETA for reopening.
   b. Boilers are fully installed and commissioned, working on punch list, and lay down area breakdown.
   c. Kelly Bros is bringing the boom on site this Friday for the start of winter snow removal.

VII. Pending Matters

   a. Jon motions to approve time and materials contract with CSI for support during the ramp repair project, Connor Seconds and all vote in favor approving 3-0.

VIII. New Business

IX. An open forum was held

X. Meeting adjourned to Executive Session