22 STATION OWNERS ASSOCIATION
BOARD MEETING MINUTES
Wednesday, May 20, 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	PTH, VP of Village Services	Dialed in
Caroline Vertongen	Homeowner	Dialed in
John & Laura Hanley	Homeowner	Dialed in
Iwei Yah	Homeowner	Dialed in
Sarah Fay	Design Bar	Dialed in
Connon Donovan	PT Commercial Manager	Dialed in

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

II. Jon motions to adopt the agenda with the change to move the renovation applications to the front of the agenda, Mike seconds, all Board members vote in favor passing this motion 3-0.

III. Executive session summary, the Board discussed contracts and legal issues.

IV. Jon motions to approve the minutes from April 22, 2026 regular and executive session, Mike seconds all Board members vote in favor passing this motion 3-0.

V. Jon commented on receipt and review of the March 2026 financials as prepared by McClintock Accountancy.

VI. Pending Matters

VII. New Business

   a. Jon motion to approve the renovation application for unit 4428, Mike seconds, and all Board Members vote in favor, passing this motion 3-0.

   b. Jon motion to approve the expenditure with Saarman Construction for waterproofing and sealing at Bld 4 EIFS for $9,900, Mike seconds, all Board members vote in favor passing this motion 3-0.

   c. Jon motions to approve the expenditure with Murphy's Plumbing for replacement of select cast iron pipe in boiler room and P1 for $8,336, Mike seconds all Board members vote in favor passing this motion 3-0.

d. Mike motions to approve expenditure with GLA Morris for installation of new gutter and EIFS repairs at Bld 4 in an amount not to exceed $30,000, Jon seconds, all Board members vote in favor passing this motion 3-0.
e. Jon motions to approve the change order with GLA Morris for modification to the garage structural beam shoring project plan for $55,000, Mike seconds, all Board members vote in favor passing this motion 3-0.
f. Jon motions to amend the fiscal year 2025/2026 budget to allocate an additional amount of $50,000 of 2025-2026 assessment income to the reserve fund, Mike seconds, all Board members vote in favor passing this motion 3-0.
g. Jon motions to adopt the reserve study for fiscal year 2026-2027, Mike seconds, all Board members vote in favor passing this motion 3-0.
h. Jon motions to adopt the budget for fiscal year 2026-2027, Mike seconds, all Board members vote in favor passing this motion 3-0.

VIII. An open forum was held

IX. Meeting adjourned to Executive Session