P.O. Box 2635
Olympic Valley, CA 96146

July 1, 2026

Dear 22 Station Homeowner

At the June 29, 2026, 22 Station Board meeting, the Board approved acquiring insurance policies for FY 2026-2027 from Mamich Agency and Marsh McLennan Agency.

From Mamich Agency:

- General Liability
  - Limit is $2 million
  - Annual Premium is $17,391
- Excess Liability
  - Limit is $10 million
  - Annual Premium is $6,246
- Directors and Officers
  - Limit is $10 million
  - Annual Premium is $6,246

From the Marsh McLennan Agency:

- Property
  - Limit is $105 million
  - Annual Premium is $215,000
  - Deductible: $50,000
- Crime
  - Limit is $2 million
  - Annual Premium is $225
- Pollution
  - Limit is $3 million
  - Annual Premium is $2,400
- Cyber
  - Limit is $3 million
  - Annual Premium is $275

- Employment Practices
    - Limit is $3 million
    - Annual Premium is $2,375

Over the past years, the property insurance market has been a roller coaster ride for 22 Station.

- FY 20: $56,000 annual premium
- FY 21: $58,000 annual premium
- FY 22: $60,000 annual premium
- FY 23: $165,000 annual premium
- FY 24: $1.6 million annual premium
- FY 25: $1 million annual premium
- FY 26: $800,000 annual premium
- FY 27: $215,000 annual premium

The Board will continue to seek to maintain property and other insurance coverage, lower premiums, and avoid future roller coaster rides.

Also, the Board approved an Asset Manager contract with Springboard Hospitality (https://www.springboardhospitality.com/). Springboard will complement and augment Palisades Tahoe Hospitality in serving 22 Station and managing and maintaining our properties. Palisades Tahoe Hospitality continues as the property manager and performing its role and responsibilities. The contract with Springboard enables 22 Station's relationship with Marsh McClennan Agency and access to more insurance carriers/markets. For example, for similar property insurance with Mamich Agency, the annual premium would have been $515,000. With March McClennan, the annual premium for property insurance is $215,000.

In May 2026, the annual disclosure did not include insurance information as replacement policies were not in place. Future correspondence/postings at https://22station.com/insurance/ will provide more information on the policies as they are available and the requisite insurance disclosures.

At this time, 22 Station is unable to predict accurately the end of year fiscal 2026-2027 surplus (or deficit). While the reduction in insurance premiums is material and positive, the budget includes other expected and planned maintenance and other high variance expenses, including, but not limited to, electricity, snow removal, and unplanned repairs. In past years, inflation, electricity expense which has increased more than three-fold over the years, repairs, remodeling (the hallways), increases in Reserves to fund repairs and replacement, and reduction in regular assessments have offset the reduction in insurance premiums. In the spring, the Board monitors the financials, reviews the EOY projections, and will disclose and consider any actions to manage a surplus at a Board meeting.

A copy of this letter is available at https://22station.com/communications/

Sincerely,

22 Station Board of Directors