

**22 STATION OWNERS ASSOCIATION
MINUTES OF SPECIAL DIRECTORS MEETING**

DRAFT

Monday, April 28, 2025 @ 5:00PM

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
Ronnie Whitelaw	PTH Chief Engineer	Dialed in
Mike Martin	PT, VP of Base Operations	Dialed in
Caroline Vertongen	Homeowner	Dialed in
Benn Ackley	Homeowner	Dialed in
Madhi Hashemian	Homeowner	Dialed in
Michael Stone	Homeowner	Dialed in

- I. An Executive Session preceded the Open Meeting.
- II. Quorum present, Arthur calls the meeting to order at 5:01pm
- III. Jon motions to adopt the agenda with the change to move the 5429 renovation application to the beginning, Mike seconds and this is approved 3-0.
- IV. Jon motions to approve March 19, 2025 minutes, Mike seconds and this is approved 3-0.
- V. General Reports
 - a. Financial
 - Jon motions to acknowledge receipt and review of the February and March 2025 financials, Mike seconds and this is approved 3-0.
 - Delinquent accounts – will be discussed in Executive Session
- VI. Pending Matters
- VII. New Business
 - a. Mike motions to approve an expenditure with Murphys Plumbing to rehang the hydronic line in P1 at Bld 4 for \$10,035.72, Jon seconds and this is approved 3-0.
 - b. The Board tabled consideration of expenditure with Young Carpet One for hallway carpet removal, disposal, and replacement for \$185,000.

- c. Jon motions to approve an expenditure with The PTR Group or Kelly Brothers Painting for removal of hallway wallpaper and preparing the interior hallway walls for \$161,000 or \$160,000, respectively, Mike seconds and this is approved 3-0.
- d. Jon motions to approve of an expenditure with The PTR Group or Kelly Brothers Painting for painting and staining of hallway woodwork, walls, and ceilings for \$320,000 or \$427,000, Mike seconds and this is approved 3-0.
- e. Jon motions to approve of an expenditure with Consolidated Electrical Distributors for lighting for \$9,500, Mike seconds and this is approved 3-0.
- f. Jon motions to approve an expenditure with Kelly Brothers Painting for exterior painting for \$76,000, Mike seconds and this is approved 3-0.
- g. Jon motions to approve an expenditure with Sierra Window Cleaning for exterior window washing for \$7,900, Mike seconds and this is approved 3-0.
- h. Jon motions to approve an expenditure for 4-week boom lift rental not to exceed \$5,000, Mike seconds and this is approved 3-0.
- i. Jon motions to approve an expenditure with JB3 for waterproofing at back of Bld 5, 2nd floor deck for \$28,947, Mike seconds and this is approved 3-0.
- j. Jon motions to approve an expenditure with Ryan Construction for audit and tune up of all unit and common area door closers for \$8,500, Arthur seconds and this is approved 2-0, with Mike abstaining.
- k. The discussion was tabled regarding an expenditure on security camera enhancements for a cost of \$20,000-\$150,000.
- l. Jon motions to amend the fiscal year 2024/2025 budget to allocate an additional amount of approximately \$188,000 of 2024/2025 Assessment Income to the Replacement Reserve Fund, Mike seconds and this is approved 3-0.
- m. Jon motions to approve the renovation application to install a vent port for a portable AC in 5212,
- n. Jon motions to approve the renovation application to install a vent port for a portable AC in 5429, Mike seconds and this is approved 3-0.
- o. Renovation applications submitted by owner for either a mini split AC or the venting port for portable AC's.
 - Jon motions to deny the application to 5134 minisplit heat pump, Mike seconds and all members vote to deny the application to install a minisplit heat pump. Denial is due to insufficient electricity throughout the property for a comprehensive install of same heat pump in all units as well as potentially noise, visual impacts of the unit and wiring on the deck.

- Jon motions to approve the renovation application to install a vent port for a portable AC in 5212.

VIII. An open forum was held

IX. Meeting adjourned to Executive Session