

**22 STATION OWNERS ASSOCIATION
NOTICE AND AGENDA OF DIRECTORS MEETING**

Wednesday May 21, 2025 @ 4:00pm

Join Zoom Meeting

<https://zoom.us/j/93233456370?pwd=amdiNFZJY0ZMTGJFMUNaS1hITG90UT09>

Meeting ID: 932 3345 6370

Passcode: 944122

Dial in: 669 444 9171

AGENDA

- I. Call Open Meeting to Order, Designate Quorum
- II. Adopt Agenda
- III. Approval of Minutes from April 28, 2025 regular and executive sessions, May 12, 2025 and May 17, 2025 executive sessions.
- IV. Maintenance
- V. Pending Matters
 - a. Consideration of an expenditure with Palisades Tahoe for replacement of deck furniture feet for \$9,000
 - b. Consideration of expenditure with Young Carpet One for hallway carpet removal, disposal, and replacement for \$185,000
 - c. Consideration of an expenditure with PTR Group to include ground floor and spa/fitness areas to the scope of the remodel project in an amount not to exceed \$100,000.
- VI. New Business
 - a. Review and approve fiscal year 2025-26 reserve study
 - b. Review and approve fiscal year 2025-26 budget
 - c. Consideration of expenditure with Nevada Chiller & Boiler for boiler inspection for \$14,831.
 - d. Consideration of an expenditure with Dunn-Rite gutters to replace sections of gutters on Bld 4 and Bld 5 for \$26,300.
- VII. Open forum
- VIII. Executive Session prior to the open Board Meeting: This portion of the meeting is closed to the membership per [Civil Code § 4935](#).
 - a. Action on Late Payment of Assessments
 - b. Contracts

c. Legal