22 STATION OWNERS ASSOCIATION
BOARD MEETING MINUTES

Wednesday, April 22, 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	
Stacia Lange	PTH, Property Manager	Dialed in
Mat Joyce	PTH, VP of Village Services	Dialed in
Caroline Vertongen	Homeowner	Dialed in
Katya & Solomon Moshkevich	Homeowner	Dialed in

I. Quorum present, Arthur calls the meeting to order at 4:04pm.

II. Jon motions to adopt the agenda, Mike seconds and this is approved 3-0.

III. Executive session summary, the Board discussed contracts on propane and others as well as legal issues.

IV. Jon motions to approve the minutes from March 18, 2026 regular and executive session, Mike seconds and these are approved 3-0.

V. Jon motions to acknowledge receipt and review of the February 2026 financials as prepared by McClintock Accountancy, Mike seconds and this is approved 3-0.

VI. Pending Matters

  a. Jon motion to adopt updated election rules, Mike seconds and this is approved 3-0.

VII. New Business

  a. Jon motion to approve the renovation application for unit 5424, Mike seconds and this is approved 3-0.
  b. Reno app 4428/4426 – tabled till the May meeting.
  c. Arthur motion to approve expenditure with Kelly Brothers for exterior paint in an amount not to exceed $60,000, Jon seconds and this is approved 3-0.
  d. Jon motion to approve expenditure with Palisades Tahoe for spring boom lift rental for an amount not to exceed $7,000, Arthur seconds and this is approved 2-0, with Mike D. abstaining.
  e. Arthur motion to approve an expenditure with Adams Pools for replastering of the 22 Station spas for $88,100, Jon seconds and this is approved 3-0.

f. Arthur motion to approve an expenditure with Sierra Window Cleaning for spring window cleaning for $12,200, Jon seconds and this is approved 3-0.
g. Jon motion to approve proposal from GLA Morris for replacement of failed window at 4224 in an amount not to exceed $11,392, Mike seconds and this is approved 3-0.
h. Jon motion to approve proposal from ACCO for HVAC assessment for $12,000, Mike seconds and this is approved 3-0.
i. Jon motion to approve proposal from Saarman for EIFS water testing for $13,100, Mike seconds and this is approved 3-0.
j. Jon motion to amend the fiscal year 2025/2026 budget to allocate an additional amount of approximately $270,000 of 2025/2026 Assessment Income to the Replacement Reserve Fund, Jon seconds and this is approved 3-0.
    - The savings is primarily driven by electricity costs which have not increased as much as contemplated during budgeting as well as the insurance premium being less than budget.
k. Arthur motion to approve proposals from Efficient Mechanical Systems Engineering for Owner Representation Services for Ramp Repair, IT Telecom, and Propane Equipment Permitting for $10,000, Jon seconds and this is approved 3-0.
l. Arthur motion to levy a Special Assessment of the Garage Fund to Palisades Village Neighborhood Company of $17,084.61 and Palisades Tahoe of $14,553.55 for expenses related to the repair of the interior parking garage access ramp, Jon votes yes, Arthur votes yes, Mike D. abstains and the motion passes 2-0.

VIII. An open forum was held

IX. Meeting adjourned to Executive Session