

22 STATION OWNERS ASSOCIATION BOARD MEETING MINUTES

Wednesday, June 17, 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	
Caroline Vertongen	Homeowner	Dialed in
John & Laura Hanley	Homeowner	Dialed in
Connon Donovan	PT Commercial Manager	Dialed in
Robert Durham-Flores	Homeowner	Dialed in
Michael Stone	Homeowner	Dialed in
Suzanne Gale	Compass Realty Rep for Unit 4327	Dialed in
Celine Sanie	Homeowner	Dialed in

- I. Quorum present, Arthur calls the meeting to order at 4:04pm.
- II. Jon motions to adopt the agenda with the change to move the renovation application 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 for repair related service contractors, insurance, and advertising and a legal matter regarding a supplier contract.
- IV. Jon motions to approve the minutes from May 20, 2026 regular and executive session, Mike seconds all Board members vote in favor passing this motion 3-0.
- V. Jon acknowledges his receipt and review of the March 2026 financials as prepared by McClintock Accountancy.
- VI. Maintenance Report
- VII. Pending Matters
- VIII. New Business
 - a. Jon motions to approve the renovation application of unit 4327 for updated blinds, Mike seconds, all Board members vote in favor passing this motion 3-0. Blind installation can occur at any time. Jon motions to approve the renovation application of unit 4327 for updated hard flooring, Mike seconds, all Board

members vote in favor passing this motion 3-0. Hard flooring installation must wait until the fall renovation window.

- b. Jon motion to approve change orders with ACCO Engineered Systems for scope additions related to the boiler system replacement for \$31,518, Mike seconds, all Board members vote in favor passing this motion 3-0.
- c. Jon motion to approve an annual preventative maintenance agreement with ACCO Engineered Systems for new boiler system for \$10,700, Mike seconds, all Board members vote in favor passing this motion 3-0.
- d. Consideration of engineering contract not to exceed \$20,000 with Robison Engineering or JKAE for installation of propane equipment is tabled.
- e. Review and acceptance of property insurance proposal, including earthquake, for \$609,000. Jon motions to accept the property coverage offered by Mamich Insurance for \$609,064.67, with the caveat that if something better comes in, it is considered, Mike seconds, all Board members vote in favor passing this motion 3-0.
- f. Jon motions to approve the levy of a Special Assessment of the Garage Fund to Palisades Village Neighborhood Company of \$38,754.17 and Palisades Tahoe of \$33,012.81 for expenses related to the repair of the interior parking garage access ramp, Arthur seconds, the motion carries 2-0 with Mike D. abstaining.

IX. An open forum was held

X. Meeting adjourned to Executive Session