

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

Monday, April 28, 2025 @ 5:00pm

Join Zoom Meeting

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

Meeting ID: 932 3345 6370

Passcode: 944122

Dial in: 669 444 9171

AGENDA

- I. 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
- II. Call Open Meeting to Order, Designate Quorum
- III. Adopt Agenda
- IV. Approval of Minutes from March 19, 2025 regular and executive sessions
- V. Finance Presentation
 - a. Monthly Financial Review – February 2025
 - i. Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances
 - ii. Delinquent Accounts
 - b. Energy Trends
- VI. Maintenance
- VII. Pending Matters
- VIII. New Business
 - a. Consideration of an expenditure with Murphys Plumbing to rehang the hydronic line in P1 at Bld 4 for \$10,035.72.
 - b. Consideration of expenditure with Young Carpet One for hallway carpet removal, disposal, and replacement for \$185,000
 - c. Consideration of 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.

- d. Consideration 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, respectively
- e. Consideration of an expenditure with Consolidated Electrical Distributors for lighting for \$9,500.
- f. Consideration of an expenditure with Kelly Brothers Painting for exterior painting for \$76,000
- g. Consideration of an expenditure with Sierra Window Cleaning for exterior window washing for \$7,900.
- h. Consideration of an expenditure with Palisades Tahoe for 4-week boom lift rental not to exceed \$5,000.
- i. Consideration of an expenditure with JB3 for waterproofing at back of Bld 5, 2nd floor deck for \$28,947.
- j. Consideration of an expenditure with Ryan Construction for audit and tune up of all unit and common area door closers for \$8,500.
- k. Consideration of an expenditure on security camera enhancements for a cost of \$20,000-\$150,000.
- l. Consideration to amend the fiscal year 2024/2025 budget to allocate an additional amount of approximately \$188,000 to \$325,000 of 2024/2025 Assessment Income to the Replacement Reserve Fund.
- m. Renovation application 5212
- n. Renovation application 5429
- o. Renovation application 5134

IX. Open forum