22 STATION OWNERS ASSOCIATION
NOTICE AND AGENDA OF DIRECTORS MEETING

Wednesday, September 16, 2026 @ 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. Executive Session Summary
IV. Approval of regular and executive session board meeting minutes from August 19th and executive session minutes from August 26th and September 9th, 2026.
V. Finance Presentation
   a. Monthly Financial Review – July 2026
      i. Balance Sheet, Check Register, GL Detail, Bank Statements, and Bank Balances
      ii. Delinquent Accounts
VI. Maintenance
VII. Pending Matters
VIII. New Business
   a. Renovation application 4207
   b. Renovation application 4217
   c. Renovation applications for early adopter air conditioning units.
   d. Consideration of change orders with ACCO engineering related to the boiler replacement project for $106,440.
   e. Consideration to renew snow removal contract with Kelly Bros for the 26/27 winter season.
   f. Consideration of expenditure with Dunn-Rite Gutter and Russ Viehman Electrics gutter for repair, replacement, and addition of various gutters for $30,750.

This meeting is being conducted entirely by teleconference through Zoom. Call in details are at the top of the agenda. Owners have the right to request individual delivery of meeting notices. To request individual delivery of meeting notices and for technical assistance with the teleconference process please call the Property Manager, Stacia Lange at 530-584-6208 or email stacialange@palisadestahoe.com.

g. Consideration of a motion to select TTS Engineering and approve the fixed price bid of $869,000 for the execution phase of the Ramp Repair pending PVNC and PTR concurrence with TTS Engineering and the bid.
h. Consideration to approve expenditure for $7,500 with Ripplepoint for Phase 1 with pending approval of Phase 2 subject to review, for project management services to update wifi and phone system.
i. Consideration to approve an expenditure with Z&E Slabs, Maeda Inc, and Inspired Woodworks not to exceed $22,000 for custom console tables for 22 Station elevator landings.
j. Consideration to levy a Special Assessment of the Garage Fund to Palisades Village Neighborhood Company of $33,120.54 and Palisades Tahoe of $28,213.79 for expenses related to the repair of the interior parking garage access ramp.
k. Consideration of an expenditure of $165,000 to Amerigas to purchase propane equipment.

IX. Open Forum

X. 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