

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 17, 2021
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on May 17, 2021 via the Tele-Conferencing System. A quorum of members was present and business was conducted as is outlined herein.

MEMBERS PRESENT:

Robert Clawson, President (Conferencing System)
Patrick Howard, Vice President (Absent)
Michael Kathriner, Treasurer (Conference System)
Robert Warden, Secretary (Absent)
Jon Berge, Director (Conferencing System)

ALSO PRESENT:

Ron Doerr, CCAM, representing Personalized Property Management Company.

CALL TO ORDER:

The Regular Meeting was called to order by Board President, Robert Clawson at 1:30 P.M.

HOMEOWNERS PRESENT:

Stacy Moriarty, Fred Farage & Carl Strebel.

HOMEOWNER OPEN FORUM:

Homeowner comments included: concerns by a homeowner regarding homeowners leaving trash containers out for days prior to removal; questions regarding the approval of the land Appraisal; and a Thank you to Robert Clawson for following through on all of the pre-paint notices for individual owner follow up needed prior to the paint project scheduled for mid-June.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the April 19, 2021 meeting. *A motion to approve the most recent Minutes as presented, made by Michael Kathriner, Seconded by Jon Berge. Unanimous.*

ACCEPTANCE OF FINANCIALS:

The Treasurer's report read. Following Board review of the current financial statements, *Motion made to accept all previous and the most current April 30, 2021 Financials, by Michael Kathriner, Seconded by Jon Berge. Unanimous.*

DELINQUENCIES:

Delinquencies tabled to Executive Session.

COMMITTEE REPORTS:

Landscape:

No Discussion on Landscape today

Pools/Spa:

Robert Clawson reported the plans with Rammell Construction to replace the spa has been delayed due to an ongoing disagreement between the County of Riverside and the City of Palm Springs regarding the permit. PS City Planning determination is that PIN is a "PUBLIC FACILITY" & Planning dept. will only grant a public facility Permit for the construction of a PIN new spa.

PICA HOA Attorney insists per Title 11 PIN is clearly a "private facility" designation (NO PIN public facilities-NO clubhouse/conference rooms/gym open to the public).

Public facility designation acceptance for PIN requires full ADA compliance for spa and for all PIN facilities going forward. Public facility designation could also undermine PICA's non-profit tax status & insurance policy definitions now defined as a private facility.

HOA Attorney Julie Balbini is currently finalizing PICA legal position through written communication to be presented to PS City Planning and the PS City Attorney.

Spa matter is under HOA legal representation/counsel and is currently pending.

Any further HOA Owner engagement with the City of Palm Springs independent of the HOA Attorney representation is 'counter productive,' could complicate the situation and cause additional expense to the HOA. Owners are asked to refrain from such engagement.

ARCHITECTURE COMMITTEE:

Committee Members: Robert Warden, Jon Berge, Catherine Liu, and Fred Farage.

ARCHITECTURE:

The Architectural request from 1760 VM has been previously Board approved regarding the installation of a new AC unit on the roof. As per protocol, the owner is working with the roofer to follow up for sealing and any necessary repairs to the roof and platform the AC unit sits on may need at 'owner's expense.'

COMMUNITY RELATIONS COMMITTEE:

Patrick Howard is currently working on a "Welcome Wagon Pamphlet" for new owners. Ongoing.

WEBSITE COMMITTEE:

The website address: www.ParkImperialNorth.com

Michael Kathriner reported that 45 of the 50 homeowners are signed up with the website.

NEW BUSINESS/OLD BUSINESS:

LAND LEASE:

The Master Lease with the Desert Regional Health District expires in 2057.

Robert Clawson proposed a Committee to deal with the Master and Sub Lease specifically to review the land appraisals and appraisal. The appraisal has been signed by the Board and the process is moving forward.

NEWSLETTER:

An Updated Newsletter is pending that will include all information relating to the upcoming paint project.

PAINT PROJECT/MC BUILDERS:

The upcoming project with MC Builders paint project is scheduled to begin Monday, June 14, 2021 with all notices of the project placed on the website, the bulletin board and placed in the upcoming HOA billing statements by PPM.

MANAGEMENT REPORT:

The Board reviewed and approved the Management report with a Motion by Robert Clawson to approve, Seconded Michael Kathriner. Unanimous.

(Guest Parking: Awaiting 12 more owners vehicle information forms. Parking tags for the rear-view mirrors have been acquired. The Board will move forward soon.)

NEXT MEETING:

The next scheduled HOA meeting for Park Imperial is to be scheduled on Monday's, at 1:30 PM Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: June 21, 2021 via Conferencing System (Meetings are subject to change per Board Member Schedules.)

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 2:06 P.M. with a Motion by Robert Clawson, Seconded Michael Kathriner. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED: _____
Signature Date