

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 19, 2021
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on April 19, 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 (Conferencing System)
Michael Kathriner, Treasurer (Conference System)
Robert Warden, Secretary (Conferencing System)
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:

Catherine Liu, Fred Farage & Carl Strebel.

HOMEOWNER OPEN FORUM:

Homeowner comments included: concerns by a homeowner regarding painting in high temperatures.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the February 22, 2021 meeting. *A motion to approve the most recent Minutes as presented, made by Michael Kathriner, Seconded by Patrick Howard. 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 March 31, 2021 Financials, by Michael Kathriner, Seconded by Patrick Howard. Unanimous.*

DELINQUENCIES:

Delinquencies tabled to Executive Session.

COMMITTEE REPORTS:

Landscape:

Michael Kathriner, Landscape Chairman: noted that Prime Land Care Vendor Abel Arranda has been given approval by the Board to replace 3 small areas next to parking spaces to drought tolerant to save on water and prevent water spray onto cars.

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 The larger 8 foot spa to replace the current 7 foot spa. And a larger 5- foot surround to replace the current 3- foot surround and connect it to the closest concrete walk area for easier access. The brick stepping stones will be removed as they pose a trip-fall hazard to many residents in the community. Rammell has received their deposit for the project and is responsible for the City permits in advance of the start date. Patrick Howard volunteered to contact Roger regarding more than one overflow issue with the East pool.

ARCHITECTURE:

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

Architecture:

Committee Member and Board Member Robert Warden reported on a new member to the committee.

Motion by Robert Warden, Seconded by Robert Clawson to appoint homeowner Catherine Liu to the Architecture Committee. Unanimous.

COMMUNITY RELATIONS COMMITTEE:

Due to ongoing Covid-19, no community relations per Patrick Howard.

WEBSITE COMMITTEE:

The website address: www.ParkImperialNorth.com

Michael Kathriner is up and running and nothing current to report at this time.

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 to cost approximately \$4,500 and explore lease options, Following discussion, *Motion made by Michael Kathriner, Seconded by Robert Clawson to approve the appraisal and cost of documents needed through "condo certs" for the Land Lease appraisal at an approximate cost of \$4,500. Unanimous.*

PAINT SPECS-TIM HOSS-BEHR PAINT REPRESENTATIVE:

Robert Clawson reported that of the initial 3 bids acquired for the upcoming paint project, one vendor dropped out. Of the two remaining bids from Empire Paints and MC Builders, and following discussion and questions from the Board Members, *Motion made by Robert Clawson, Seconded by Jon Berge to approve the proposal from MC Builders for an approximate cost of \$76,500 for both Phase 1 and 2 of the project; pending scheduling confirmation from Behr Paint representative, Tim Hoss. Unanimous.*

PARKING-ASPHALT REPAIR AND SLURRY:

No discussion. Table to fall of 2021.

MANAGEMENT REPORT:

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

Civil Code 4041:

Following a detailed discussion by the Association Manager, Motion by Michael Kathriner, Seconded by Robert Clawson to not comply again this year with Civil Code 4041 for 2021 despite the update regarding delinquent account owner information that could be needed for collection purposes; provided to the Board by the Association Manager. Unanimous.

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: May 17, 2021 at 1:30 PM 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 2:02 P.M. with a Motion by Robert Clawson, Seconded Michael Kathriner. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED: _____
Signature Date