

**PARK IMPERIAL  
COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 20, 2023  
MINUTES**

*Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on March 20, 2023, via Zoom Tele-Conferencing System. A quorum of members was present and business was conducted as is outlined herein.*

**MEMBERS PRESENT:**

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

**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.

**APPROVAL OF MINUTES:**

The Board reviewed the previous Meeting Minutes. *A motion to approve the Regular Minutes as presented for February 20, 2023, made by Patrick Howard, Seconded by Jon Berge. Unanimous.*

**ACCEPTANCE OF FINANCIALS:**

The Treasurer's report was read by the Association Manager, *Motion made to accept all previous as well as the most current February 28, 2023, Financials, by Michael Kathriner, Seconded, by Jon Berge. Unanimous.*

Notes: The HOA now owns the Sub-Lease and owners no longer pay. The Sub-Lease is paid \$750 per month from the HOA dues. The 2023 Dues remain the same as 2022.

**COMMITTEE REPORTS:**

**LANDSCAPE REPORT:**

Landscape Chair, Michael Kathriner thanked Committee Member David Lindberg, for all his hard work on the desertscape project on Louise Drive as well as other projects with the onsite gardener, Jesus. David has reclassified to reposition all plants that will be displaced during the sewer line project.

**ARCHITECTURE REPORT:**

The Committee Chair: Robert Warden, and members Fred Farage, Jon Berge & Jason Miller: Special thank you to Fred for removing all of the red brick except for one unit. Fred also worked with the contractor to remove the 'curly cues' except for one outstanding unit. Noted: there is an approved cone light fixture for patios that can be purchased from Fred for \$80.

**POOLS/SPA:**

Robert Clawson reported the irrigation is being adjusted around the spa.

**COMMUNITY RELATIONS COMMITTEE/WELCOMING COMMITTEE:**

**MODERNISM WEEK-2023:**

Board Member Jon Berge reported on the 6 condos this year opened up for view by the public for Modernism Week. The event was extremely positive with over 300 tickets sold noting income for the Association of \$11,792 with additional ticket sales at the door in the hundreds of dollars. All income can be used for upgrades to the complex. The success of the event included Park Imperial Community Association being included in Atomic Ranch, a National Magazine. Plans are already in the works for the Modernism Tour for 2024. Jon noted there was more incoming ticket money received this past week. Next year there will need to be 6 different units for view and for ticket sale income.

**WEBSITE COMMITTEE:**

The website address: [www.ParkImperialNorth.com](http://www.ParkImperialNorth.com)

Robert Clawson reported the launching of the "Land Lease Educational Outreach" that will include regular updates to the 46 of the 51 owners currently registered on the website. Robert noted 36 owners are currently very active on the website. All Land Lease information will be sent out from the website.

**NEW BUSINESS/OLD BUSINESS:**

**NLB-IOE:**

NLB is the exclusive election consultant for the HOA per Robert Clawson. All communication regarding the upcoming Annual Meeting of April 29, 2023, needs to go directly through them. The next expected update from NLB to the owners will be approximately March 31, 2023. There will be a meet and great poolside to thank all volunteers immediately following the Annual Meeting.

**LAND LEASE UPDATE:**

Robert Clawson reported Chris Christianson of the Desert Healthcare District have completed their Land Lease appraisal which they are comparing to the Appraisal submitted by the Park Imperial Land Lease attorney. Status: currently in negotiations. Ongoing.

**SEWER LINE PROJECT:**

Robert Clawson will be onsite to monitor this project that is scheduled to last about 2 weeks; it could extend further.

**PARKING ISSUES:**

Issues discussed by the Board and homeowners included: leaving polite notices on vehicles, towing, non-residents parking at Park Imperial, installing handicapped space-service vehicle space combined on Vista Chino where the majority issues with parking occur, persons picking up residents and honking their horns at 2:30 AM, residents living on Vista Chino to encourage their guests to park on VM or Louise, tow signage would need to be installed on all 3 streets VC/VM & Louise. An owner cautioned regarding handicapped parking as she says it will open a 'can of worms' for the HOA as Park Imperial is not obligated to comply with ADA as the Association is not open to the public.

**MANAGEMENT REPORT:**

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

**OPEN FORUM:**

Homeowner items included: all comments from homeowners today were 'extremely positive' due to the success of the Modernism Tour on the complex! The entire day included residents and volunteers working together creating a more congenial living experience with resident neighbors and committee Members at Park Imperial! All guests and homeowner comments during the Tour were happy and positive. Discussion included the contracting with a towing company to resolve ongoing parking issues. The Majority of the discussion involved parking issues, parking tags, lack of parking and lack of guest spaces on Vista Chino and towing.

**NEXT MEETING:**

Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: The Annual Meeting is scheduled for April 29, 2023, and is being handled by IOE-NLB-Inspectors of Election. (Meetings are subject to schedule and change per Board Member Schedules.)

**ADJOURNMENT:**

With no further business to be brought before the Board at this time, the meeting was adjourned at 2:19 P.M. with a Motion by Robert Clawson, Seconded, by Jon Berge. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED:  
Signature

*Signature on file*  
*Req*

*4/29/2023*  
Date