

**PARK IMPERIAL  
COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 8, 2019  
MINUTES**

*Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on April 8, 2019 at the West Conference Room of Personalized Property Management. A quorum of members was present and business was conducted as is outlined herein.*

**MEMBERS PRESENT:**

Robert Clawson, President  
Sharon Larson, Vice President  
Joi Marker, Treasurer (Conference Phone)  
Robert Warden, Secretary  
Michael Kathriner, Director

**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 2:00 p.m.

**OFFICER POSITIONS-ORGANIZATION:**

The Board re-affirmed the newly re-organized officer positions to: Robert Clawson- President, Sharon Larson- Vice-President, Joi Marker- Treasurer, Robert Warden- Secretary, and Michael Kathriner- Director, Motion by Robert Clawson, Seconded by Sharon Larson. Unanimous.

**HOMEOWNERS PRESENT:**

See Sign in sheet.

**HOMEOWNER OPEN FORUM:**

Homeowner comments included: A Thank you to the Board Members for all of their hard work. A request to be Skype into the meetings. A thank you to Meredith and Stacy for monitoring a common area fruit tree that was being trimmed by an owner without authorization. A note that vendor estimates acquired are possibly good for only six months.

**APPROVAL OF MINUTES:**

The Board reviewed the Minutes of the February 18, 2019 meeting. A motion to approve the Minutes as presented was made by Sharon Larson, Seconded by Robert Warden. Unanimous

### **ACCEPTANCE OF FINANCIALS:**

The Treasurer's report read by the Past Treasurer Joi Marker. Following Board review of the current financial statements, Motion made to accept all previous and most current February 28, 2019 Financials, by Joi Marker, Seconded by Sharon Larson.  
Unanimous.

### **DELINQUENCIES:**

Delinquencies tabled to Executive Session. None currently.

### **COMMITTEE REPORTS:**

#### **Landscape:**

Joi Marker, Landscape Chairman, of the landscape committee reported on the following: Joi Marker's report to the Board today included: tree trimming scheduling with arborist report, staying on top of irrigation repairs with the high heat coming, limiting the trimming of all shrubs and bushes during the hot summer season, and more attention to weed control.

#### **LANDSCAPE COMMITTEE:**

Motion to appoint Joi Marker, Brad Marker and Michael Kathriner to the Landscape Committee for 2019, Motion by Robert Warden, Seconded by Robert Clawson.  
Unanimous.

#### **Pools/Spa:**

Brad Marker was present. Brad reported on heating, resurfacing, and auto fill issues with the spa currently all under control. The fiberglass spa was drained and inspected for bids to resurface. Two of the vendors failed to return bids. However, Rage Custom Boats offered to perform work with three fiberglass gel coats at an approximate cost of \$2,700 including a five year warranty so Moved by Michael Kathriner, Seconded by Robert Warden to approve. Unanimous.

#### **ARCHITECTURE COMMITTEE:**

The 2019 Architecture Committee consists of Robert Warden, Fred Farage, Jon Berge and Meredith Larson, so Moved by Sharon Larson, Seconded by Robert Clawson.  
Unanimous.

#### **ARCHITECTURE:**

Committee Members: Robert Warden, Meredith Larson, Jon Berge and Fred Farage. Meredith Larson is continuing to do an architectural inventory of each unit on the complex.

#### **Architecture-Addition to Lighting Standard:**

A new nickel plated patio light fixture with two different size bases not for use as an entry door light was presented to the Board by Fred Farage to be considered by the Board to add to the current lighting standard for Park Imperial. Motion by Michael Kathriner, Seconded by Robert Warden to approve the new fixture. Unanimous.

#### **651 E. Louise-Farage-Strebel:**

Following discussion, Motion made by Robert Clawson, Seconded by Robert Sharon Larson to approve the architectural request submitted for 651 E. Louise as presented for

the replacement of of nickel plated patio light fixtures (not to be considered as entry door fixtures)as presented in today's Meeting, Unanimous.

778 Vista Chino-Gottlieb:

Following discussion, Motion made by Robert Warden, Seconded by Sharon Larson to approve the architectural request from 778 Vista Chino as presented for his new entry door. Unanimous

778 Vista Chino-Gottlieb:

Following discussion, Motion made by Robert Warden, Seconded by Sharon Larson to approve the new entry door light fixture as presented. Unanimous.

Landmark-Ken Lyon Review:

Architecture Committee Member, Jon Berge presented a follow up of the presentation and review by Ken Lyon-ongoing See Attachment "A."

**COMMUNITY RELATIONS COMMITTEE/NEWSLETTER:**

Community Relations Committee:

The 2019 Community Relations Committee consists of Michael Kathriner, Tom and Jennifer Wimperis and Leann Nelson with a Motion by Robert Clawson, Seconded by Sharon Larson. Unanimous.

Present today, Michael Kathriner's report included: a color double sided Newsletter to go out with this month's billing statements prepared by Michael following Board approval of the Newsletter presented to Management for the upcoming April statements.

**WEBSITE COMMITTEE:**

Committee Chairwoman, Sharon Larson reported she currently adding new additions and blurbs. The Committee consists of Sharon Larson, Chair, Michael Kathriner and Robert Clawson, so Moved by Robert Warden, Seconded. Unanimous.

The website address: [parkimperial-north.hoa-express.com](http://parkimperial-north.hoa-express.com)

**NEW BUSINESS/OLD BUSINESS:**

Roberts Rules of Order:

Board President, Robert Clawson reported that all conduct in the HOA meetings will be per Robert's Rules of Order, copies placed in the Board back.

PICA Maintenance Responsibilities Chart:

The Maintenance responsibilities chart has been resubmitted for the record by Robert Clawson. See Attachment "B."

2019-2020 Budget Review:

Sharon Larson is currently reviewing 'line by line' the previous Financial Reviews from the CPA for the past 10 years for Park Imperial Community and is actively working on a new Budget for the next fiscal year. Sharon reported there will be new line items in the Operating Budget for 2020.

Building Address numbers-Entire Complex:

Following review of the new address numbers for the entire complex presented by the architectural committee were approved with a Motion by Sharon Larson, Seconded by Robert Clawson at an approximate cost of \$1,054.25. Unanimous

Land Lease-Fred Farage/Carl Strebel-Committee Members-(2057):

Homeowners Fred Farage and Carl Strebel updated the Board and the residents on the information they have currently regarding the renewal of the Master Lease (2057) held by Desert Hospital and issues negotiating the Sub-lease to date. They are currently reviewing documents provided by Management that were held in PPM Storage. They will update Sharon Larson prior to leaving the desert to return in October-November 2019.

**STUCCO REPAIRS:**

A test case has been performed with an initial vendor. This item tabled to the next HOA Meeting.

**EXTERNAL ELEMENTS:**

Meredith will place updates in the Park Imperial Newsletters prepared by the Community Relations Committee.

**MANAGEMENT REPORT:**

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

**NEXT MEETING:**

The next scheduled HOA meetings for Park Imperial are Monday, May 13, 2019 at 2 PM at PPM, Monday June 17, 2019 at 2 PM, July 22, 2019 at 2 PM, August-dark, Monday, September 16, 2019 at 2 PM, Monday, October 21, 2019 at 2 PM, and Monday, November 18, 2019 at 2 PM at PPM. (Meetings are subject to change only if a quorum of the Board cannot be achieved.)

**ADJOURNMENT:**

With no further business to be brought before the Board at this time, the meeting was adjourned at 3:41 p.m. with a Motion by Robert Clawson, Seconded Sharon Larson. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

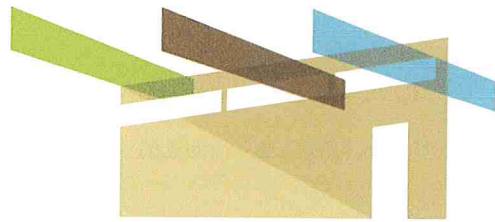
APPROVED: \_\_\_\_\_

Signature

*Reg*

*5/13/19*

Date



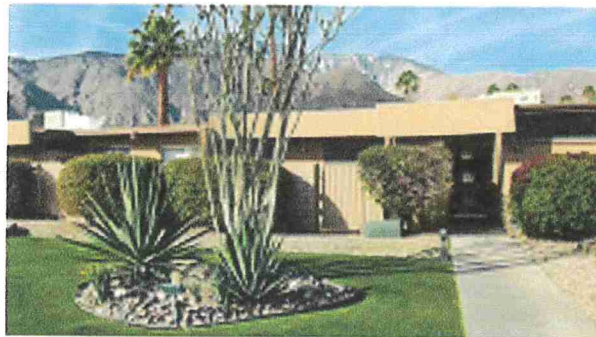
## PARK IMPERIAL COMMUNITY ASSOCIATION

Ken Lyon Follow up questions

The city of Palm Springs web site has Park Imperial North/ PIN listed on their "Eligible Resources List" and post "Park Imperial North is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an example of a Midcentury Modern garden apartment designed by architect Barry Berkus, reflecting design and planning principles from the period."

"Park Imperial North and Park Imperial South were developed by the Trudy Richards Company (the father and son developer team of Jack Weiss and Rickard L. Weiss). Advertised as a "resort home" in a "country club community," Park Imperial North and South represented the Trudy Richards Company's venture into a condominium development. Bordered by Louise Drive on the north, Vista Chino on the south and Via Miraleste on the west, the post-and-beam Mid-Century Modern design employed flat rooflines, clerestory windows, stucco, and slump brick. Architect Barry Alan Berkus (1935-2012) "

Ken, our mid-century modern complex would like to get your advice and opinion about these 3 key factors. - front door and hardware, color palette and patio walls. We want to thank you for any advice you can give Park Imperial North as we restore our community.



Attachment "A."



## 1. Front doors, hardware and exterior lights

The original front door is a solid door with a nonfunctional mail slot Hardware Aluminum round knob and round deadbolt.

Can we add mid-century STYLE door options or should we be strict about keeping the original style door and hardware only at the complex?

-see photo examples

Original Door



Mid Century Style Door Options



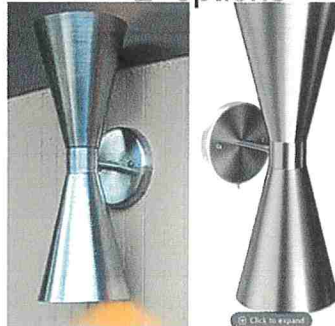
Exterior Lights - see photo examples

Each of the 51 PIN units, regardless of size had two original exterior lights. Very few of the original exterior lights exist now. 4 out of 51 exterior front lights exist as of 2019. The front exterior light is an aluminum bowtie sconce with a four hole rim detail. The original light fixture is no longer made but the complex located a similar aluminum bowtie sconce being produced today in two options - one with holes and one without. We are giving each unit the option to choose between the two choices. This front door entrance light has two light bulbs for a dramatic up/ down light effect at night just like the original fixture did. The exterior light fixture extends 5.5 inches from the wall and is 16" x 6" x 8" in dimension. How many unified lights (newly produced) should the complex have before applying for historical status? We keep hearing that the complex should have at least 51% or in PIN's case 27 units out of 51 to be considered unified in this mid-century modern detail?

original



2 options



original back



Attachment "A."

The back patio light is probably the most dramatic with a spun aluminum cone and large white glass globe. We have contacted a local company that is trying to fabricate this exterior back patio light fixture. The complex has eight of these original dramatic light fixtures and hopes to find additional funding to purchase one for each unit. How important or historically significant does the city find these light fixtures? How Should Park Imperial North as a complex proceed with the two exterior light fixtures?

2. Color : Complex building stucco color, beam color, and front door color.

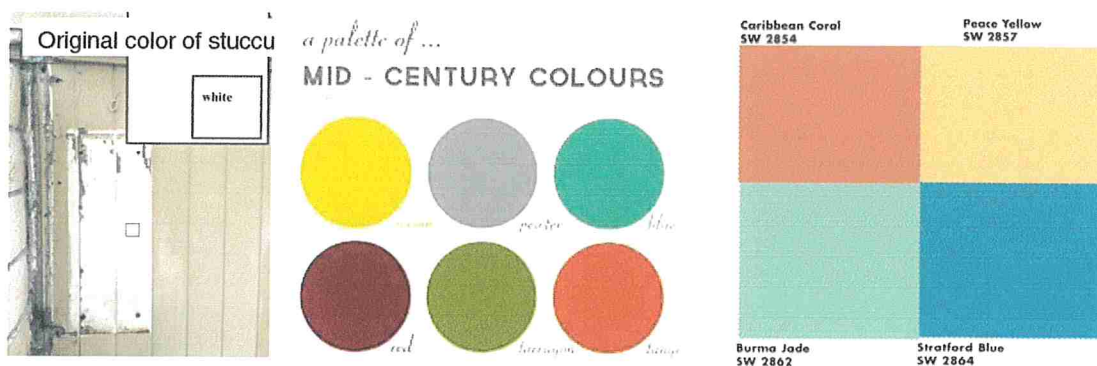
We have located what we believe is the original color of the complex in both photos and sample. - see photo below

If we return to that color how important is it to return to the original door color- (black or forest green)

At this point could we change the door color - similar to what PIS did by considering a mid-century color like turquoise, burnt orange, and sunshine yellow. - see color examples below

Could we allow more than one door color and still meet historical status?

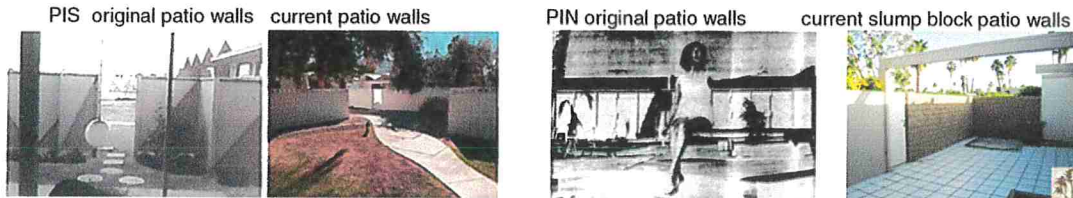
example: odd address numbered doors are yellow and even address numbered doors are turquoise color. or Three mid-century colors used for door colors in a random form.



Attachment "A,"



3. Like Park Imperial South/PIS our sister complex, we have no original patio walls and our research shows photographs of the patio walls being constructed of wooden panels that were replaced years later. In PIN's case, we used a slump block to replace the original wood patio walls and we would like to know as a Complex how we should handle the patio walls? - see photo's below



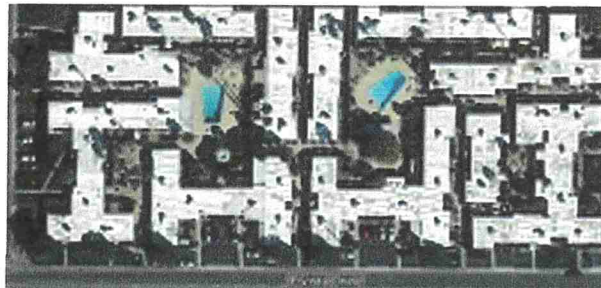
Because the patio walls were not constructed all at the same time they are not as unified as they could be. The patio walls vary in height and finish block. ( this includes a brick top border on 5 of 51 units, random open breeze block on 7 of 51 units)

So given all of that would the complex be better off unifying the walls in height and then stucco them to match the existing building, making the patio walls in the STYLE OF the original 1961 mid-century modern complex designed by Barry Berkus and built by Trudy Richards Inc before applying for Historical status?

If a mid-century modern complex like PIN strives to achieve historical status what is expected of the complex when it comes to the details of the original mid-century design?

Park Imperial North / PIN 1961 Mid-Century Complex layout 51 Units centered around two community swimming pools and gardens.

## PARK IMPERIAL NORTH *in Palm Springs*



Attachment "A,"



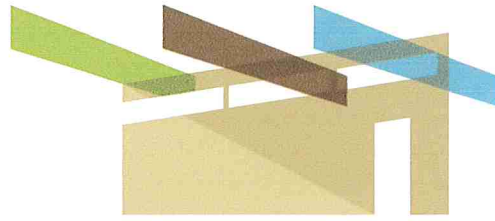
# EXHIBIT A - ALLOCATION OF MAINTENANCE RESPONSIBILITIES

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITY CO.		
	A	O	U
<b>CONDOMINIUM UNIT</b>			
Exterior painting of front door (Association must approve color of paint)		X	
Exterior painting of front door frame (Association must approve color of paint)		X	
Interior painting of front door		X	
Hardware, weather stripping and fixtures of all doors		X	
Replacement of front door and door frame		X	
Interior painting of condominium unit		X	
Repair and replacement of window screens		X	
Repair and replacement of patio door screens		X	
Repair and replacement of windows, glass and sliding doors		X	
Repair and replacement of patio doors and glass		X	
Painting outside walls (stucco)	X		
Painting outside trim of unit	X		
Repair, replacement and maintenance of outside walls and trim	X		
Interior wall paint and coverings		X	
Interior floor coverings		X	
Unit roof repair and replacement	X		
Upkeep, repair and replacement of all residential building footings, foundations / slabs	X		
Faucets - exterior of unit		X	
Faucets - interior of unit		X	
Light fixtures, wiring, and bulbs - interior and exterior of unit		X	
Skylights		X	
Patio security lights and address lights		X	
Mailboxes		X	
HVAC system and water heaters		X	

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITY CO.		
	A	O	U
<b>REAR PATIOS</b>			
Upkeep, repair and replacement of patio concrete slab		X	
Upkeep, repair and replacement of owner installed patio wall between unit and common area		X	
Maintenance and upkeep of shrubs and landscaping		X	
Watering, maintenance and upkeep of owner provided plants		X	
Maintenance and upkeep of irrigation system within patio		X	
Faucets in rear patio area		X	
<b>ENCLOSED PATIOS</b>			
Upkeep, repair and replacement of enclosed patio concrete slab		X	
Upkeep, repair and replacement of gate to enclosed patio (except painting) (Note: Gate must be solid metal, not mesh or see-through)		X	
Painting of gate to enclosed patio		X	
Watering, maintenance and upkeep of plants, trees, shrubs and related irrigation system		X	
Faucets in front patio area		X	
<b>UTILITIES</b>			
Electrical service up to and including the electric meter			X
Electrical distribution from the meter to and within the unit		X	
Gas service up to and including the gas meter			X
Gas distribution from the meter to and within the unit		X	
Water distribution up to and including the water meter			X
Water distribution from the water meter up to the connection with the unit shut-off valve or, if none, to the first pipe connection to the unit, excluding any pipes under the slab, footings or foundations	X		
Water distribution from the unit shut-off valve or, if none, from the first pipe connection to the unit and within the unit, as well as including any pipes under the slab, footings, or foundations		X	
Telephone and telephone wires (either telephone company or owner)		X	X
Cable TV (either cable TV company or owner)		X	X

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITY CO.		
	A	O	U
<b>UTILITIES (continued)</b>			
Sewer System line breaks outside the Residential Unit, but not including any pipes under the slab, footings, or foundations	X		
Sewer System line breaks within the Residential Unit, as well as below or above the slab, footings, and/or foundations		X	
Sewer System line stoppages (unless caused by roots of trees in common are)		X	
Sewer System line stoppages caused by roots of trees in common area	X		
<b>APPLIANCES RELATED TO THE CONDOMINIUM UNITS ONLY</b>			
Upkeep, repair and replacement of furnace		X	
Upkeep, repair and replacement of air conditioner		X	
Maintenance, repair and replacement of air duct system		X	
Upkeep, repair and replacement of dishwasher		X	
Upkeep, repair and replacement of kitchen stove		X	
Upkeep, repair and replacement of kitchen and bath cabinets		X	
Upkeep, repair and replacement of plumbing fixtures and connections to water and sewer system		X	
Upkeep, repair and replacement of bathtubs, shower stall, shower pans, bath and shower tile		X	
<b>COMMON AREA PROPERTY AND LANDSCAPING</b>			
Landscaping within common area but excluding landscaping in any exclusive use common area	X		
Upkeep, repair and replacement of swimming pools and spas, including dressing rooms, laundry rooms, and equipment storage areas and facilities	X		
Irrigation system - common area only (not exclusive use common area)	X		
Asphalt streets, drives, alleys, parking areas and spaces	X		





## PARK IMPERIAL COMMUNITY ASSOCIATION

### Address Numbers at Park Imperial North

Architectural Committee recommendation:

Hillman Group Distinctions 5" die cast floating house number (Neutra style).

Finish: Brushed Nickel

Attachment: see attached photo:

- Under bathroom window closest to unit entry
- 6" down from wood window sill to top of number
- 6" from outside of stucco corner to first number



Attachment "C."



Park Imperial address numbers

Hillman's Distinctions 5" floating or flush address numbers in  
Brushed Nickel.

Sources priced:

Home Depot. \$5.99 ea. No discount

Loews. \$6.58 ea. No discount. ("bidding" on line option avail  
to see if lower price)

Amazon. \$6.58 ea. No discount apparent

True Value Hardware in Smoketree plaza: \$7.99 ea. 33% bulk  
purchase discount for \$5.28 ea. I spoke to John who spoke to  
Dave Callaghan. When placing order speak to either Dave C.  
(owner) or Marty (manager). Will take approx. 10 days to  
receive order once placed.

#1 25

#2 9

#3 9

#4 10

#5 9

#6 23

#7 46

#8 7

#9 3

#0 21

Total: 162.

$$162 \times 5.28 \times \$1.09 = \$932.34.$$

If we purchase 10% more numerals to account for potential  
damage in future and possibility that we won't find  
replacements at that time due to lot changes, (ie: one extra of #2,  
3, 4, 5, 8 and two extra of # 1, 6 and 0 and five extra of # 7 for a  
total of sixteen extra we would add an additional \$ 92.08. for a  
total of \$ 1024.42

Attachment "C."