

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
July 17th, 2023
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on July 17th, 2023, Hosted by Edgar Gomez of PPM via his 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)
Carl Strebel, Treasurer (Conference Phone)
Matt Eyre, Secretary (Conference Phone)
Erich Redder, Director (Conference Phone)

ALSO PRESENT:

Edgar Gomez, Manager Assistant for Personalized Property Management.

HOMEOWNERS:

(13) Homeowners present.

CALL TO ORDER:

The Regular Meeting was called to order by Board President, Robert Clawson at 1:31 P.M.

APPROVAL OF MINUTES:

The Board reviewed the previous Meeting Minutes. A motion to approve the Regular Minutes as presented for May 15th, 2023, Motion to approve minutes was made and seconded. Unanimous.

ACCEPTANCE OF FINANCIALS:

Motion made to accept all previous Financials as well as the most current June 30th, 2023, Financials, A motion was made to approve previous financials and seconded. Unanimous.

COMMITTEE REPORTS:

ARCHITECTURE COMMITTEE:

Chair- Fred Farge, Sitting Board Member- Erich Redder. Jon Berge, Robert Warden, Jason Miller.

LANDSCAPE COMMITTEE:

Sitting Board Members Patrick Howard & Erich Redder. David Lindberg, Robert Warden

COMMUNITY COMMITTEE: (WELCOMING RELATIONS & OUTREACH EVENTS)

Sitting Board Member: Robert Clawson/Chair- Ed Tanzi.
George Stewart, Chrissy Collea, Suzanne Collea, Mike Carlin, Janis Boathright, Ryan Lawton, Macau Cavalho.

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WEBSITE COMMITTEE:

Sitting Board Member: Matt Eyre/Chair: Robert Clawson with Members Michael Kathriner.

ARCHITECTURE REPORT:

Architectural Chairperson, Fred Farage discussed new pending guidelines regarding all AC (HVAC) installations that occur on the roofs of the Association.

724 VC-Patio Slider and Screen:

Following discussion, *Motion by Robert, Seconded, by Patrick to approve the 724 VC Patio Slide and screen noting it must consist of clear anodized aluminum. Unanimous.*

LANDSCAPE REPORT:

Following a discussion and upon a motion duly made to appoint Robert Warden to landscape Committee.

POOLS/SPA:

Following a discussion, the board will be providing surveys for homeowners to vote on additions to the pool areas.

COMMUNITY RELATIONS:

Following a discussion and upon a motion duly made, and seconded to assign Mike Carlin, Janis Boatright, Ryan Lawton, Macau Cavalho.

WEBSITE COMMITTEE:

The website address: www.ParkImperialNorth.com chaired by Robert Clawson with Members Matt Eyre and Michael Kathriner. The Committee to review and determine the best communication potential moving forward.

NEW BUSINESS/OLD BUSINESS:

HOA Dues Payment Procedures- Management reviewed PPM payment procedures with homeowners.

MILLS ACT:

Board Member Erich Redder informed homeowners of the Act-Historical Designation for the Association and its benefits.

LAND LEASE UPDATE:

Board Member Erich Redder informed and gave membership an update on the land lease resolution and announces more information to come on a TBD Town Hall Meeting.

PPM Walk-Through- Management presented the board and membership with his report on the monthly walk-through.

ROOF/PAINT/LIGHTING MAINTENANCE- Board President informed membership of the underway roof works. Membership was informed that have a preferred vendor that has done painting work on the property. Discussed Lighting maintenance and future vendor activities involving management/ Board walk-through.

SOLAR ENERGY RESEARCH- No Report

MW TOUR '24 DISCUSSION- Following a discussion and upon a motion duly made and seconded to approve PICA to be part of the MW Tour 24'. Approved. Unanimous.

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SCT RESERVE STUDY- *Following a discussion and upon a motion duly made and seconded to approve SCT RESERVE STUDY Quote. Approved. Unanimous.*

MANAGEMENT REPORT:

The Management *report was approved with a Motion, Seconded. Unanimous.*

OPEN FORUM:

Homeowner items included: Following some concerns from homeowners regarding landscaping, lighting concerns and payment procedures. The board informs membership to Management (PPM) of any concerns and further analysis towards any issues occurring in the association.

NEXT MEETING:

Next Meeting: City Town Hall- *Time and Date TBD*

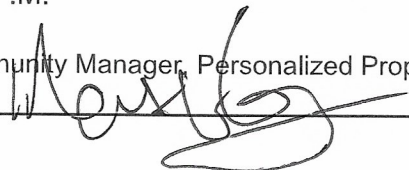
ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 3:23 P.M.

Edgar Gomez, Community Manager, Personalized Property Management

APPROVED:

Signature



Date

7/29/23