

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

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on February 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 January 16, 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 January 31, 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 Members, Clay Batenburg and David Lindberg, for all their hard work on the desertcape project on Louise Drive as well as other projects with the onsite gardener, Jesus. Clay and David are preparing a 'blue print' of all plants located on the complex. Michael reported that the current 'standard' for patio planting on the complex does not allow trees or bushes to be planted in the ground by homeowners.

ARCHITECTURE REPORT:

The Committee Chair: Robert Warden, and members Fred Farage, Jon Berge & Jason Miller:

Robert Warden: following discussion, *Motion by Robert Warden, Seconded, by Jon Berge to approve the addition of Jason Miller to the Architectural Committee. Unanimous.*

705 Louise-Shed:

Following discussion, Motion by Jon Berge, Seconded, by Patrick Howard to approve as the architectural request from 705 Louise for the patio shed as presented. Unanimous. ("shed exterior extension must be stucco consistent in uniformity.")

641 Louise-Shed:

Following discussion, Motion made by Robert W. Warden, Seconded, by Jon Berge to approve the architectural request from 641 Louise for the patio shed as presented. Unanimous.

640 VC-Arch Redesign to 1961 Barry Berkus Design-Jason & Victoria Miller:

Tabled pending (2) issues-ongoing with the Architectural Committee.

759LD -(K. Swiertoniowska) Heat Pump install on roof:

Following discussion, Motion by Robert Warden, Seconded by Patrick Howard to approve the arch to install a replacement heat pump. Unanimous.

Light Fixtures:

Following discussion, Motion made by Jon Berge, Seconded, by Robert Clawson to approve-authorize the purchase of single cone lighting by Architecture Member Fred Farage, in the approximate amount of \$2,000. Unanimous.

POOLS/SPA:

No report today.

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.

WEBSITE COMMITTEE:

The website address: 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.

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 February 28, 2023.

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:

Following discussion, Motion made by Robert Clawson, Seconded, by Robert W. Warden to approve the SW Plumbing proposal to resolve the ongoing sewer project at an approximate cost of \$26,650. Unanimous.

SECURITY BREACH:

Robert Clawson and Matt Eyre discussed the lower height of the wall on a section of Louise Dr. whereby vagrants have been witnessed jumping the wall into the complex. Discussion included raising the height of the wall and adding more lighting and/or cameras. Ongoing.

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 and excited noting the increased property values to be realized. A homeowner brought up the possibility of the installation of an electric charging station. A Committee Member detailed the removal of all 'curly cues' except for one resident's refusal to remove; as well as detailing the removal of bricks to be replaced by mortar in various locations to continue to update the complex architecturally.

NEXT MEETING:

Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: March 20, 2023, at 1:30 PM via 8 X 8 Conferencing System. 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 2:21 P.M. with a Motion by Robert Clawson, Seconded, by Jon Berge. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED: _____

Signature

Signature in file

3/20/2023

Date