

**PARK IMPERIAL  
COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 18, 2021  
MINUTES**

*Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on October 18, 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 (Conference Phone)  
Michael Kathriner, Treasurer (Conference System)  
Robert Warden, Secretary (Conference Phone)  
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:**

2 Homeowners were present.

**HOMEOWNER OPEN FORUM:**

No Homeowner comments.

**APPROVAL OF MINUTES:**

The Board reviewed the Minutes of the September 20, 2021 meeting. *A motion to approve the most recent Minutes as presented, made by Patrick Howard, Seconded by Jon Berge. Unanimous.*

**ACCEPTANCE OF FINANCIALS:**

The Treasurer's report was read. Following Board review of the current financial statements, *Motion made to accept all previous and the most current September 30, 2021 Financials, by Michael Kathriner, Seconded by Jon Berge. Unanimous.*

**DELINQUENCIES:**

Delinquencies tabled to Executive Session. No current delinquencies.

**COMMITTEE REPORTS:**

Landscape:

Michael Kathriner reported nothing new or current to report. More turf removal will occur in the future to decrease water costs.

**Pools/Spa:**

Robert Clawson reported the spa remodel Rammell Construction will begin on November 4, 2021. Following discussion regarding the 'chair lift' that the City of PS is mandating for all new construction, Motion made by Michael Kathriner, Seconded by Patrick Howard to approve the Ranger II disability chair lift for the spa at an approximate cost of \$3,400 with the possibility that additional features may be added at a later time with additional costs . Unanimous.

**ARCHITECTURE COMMITTEE:**

Committee Members: Robert Warden-Chair Person, Jon Berge, Catherine Liu, and Fred Farage.

**ARCHITECTURE:**

The Architectural Committee Chairman, Robert Warden reported the following units have submitted architecture variance requests:

705 Louise/ Window Slider Replacement:

Motion made by Robert Clawson to approve the 705 windows sliders. Seconded by Robert Warden. Unanimous.

1720 VM:

Motion by Robert Clawson, Seconded by Robert Warden to approve 1720 VM-moonlight installation on the patio. Unanimous.

650 VC:

Motion by Jon Berge, Seconded by Robert Warden to approve the rear bathroom windows at 650 VC. Unanimous.

741 E. Louise:

Motion by Jon Berge, Seconded by Robert Warden to approve the entry door light with the previously architecturally approved entry light fixture for Park Imperial. Unanimous.

**COMMUNITY RELATIONS COMMITTEE:**

Patrick Howard reported follow up on a "Welcome Wagon Pamphlet" for new owners. He will submit the final plan to Management.

**WEBSITE COMMITTEE:**

The website address: [www.ParkImperialNorth.com](http://www.ParkImperialNorth.com)  
Michael Kathriner is updating the website on a regular basis.

**NEW BUSINESS/OLD BUSINESS:**

**LAND LEASE:**

The HOA Attorney, Julie Balbini is working directly with the Real Estate Attorney, Daniel Oliver with all aspects of a lease renewal and is performing a forensic audit of Park Imperial that will be needed moving forward.

The Master Lease with the Desert Regional Health District expires in 2057.

Robert Clawson reported the following:

Final questions have been submitted and the appraisal has been received.

The Lease renewal involves a lot of players.

All players have been contacted.

The Park Imperial owners are the buyers.  
The Desert Healthcare System are the sellers.  
2 Attorneys are involved in the process: Julie Balbini of Fiore Racobs-HOA Attorney, and The Land Lease Attorney-Dan Oliver.  
The Sub Lessee-Brad Yochum.  
The lender for the owners of Park Imperial-Pacific Western Bank.  
For a loan, the Reserves need to be much higher-in the hundreds of thousands of dollars.  
An assessment would mean at least \$,4000 to each owner, maybe more.  
A ballot measure approving the special assessment would be required to move forward.  
A negotiator would be needed.  
Following discussion, Motion by Robert Clawson, Seconded by Jon Berge to incur legal costs to the HOA Attorney, Julie Balbini to define her role and scope of work in the process as to the land acquisition as well as to create a ballot measure. Robert Clawson will provide the exact verbiage to the attorney to define the request for her legal work. Unanimous.

**PAINT PROJECT/MC BUILDERS:**

The Project with MC Builders paint project will begin the next phase of work scheduled for January 4-January 28, 2022. Robert Clawson will continue to monitor the project.

**ASPHALT MD-REPAIR-SEAL COAT-RENUMBERING:**

Robert Clawson reported the asphalt repair will begin with Asphalt MD on October 4, 2021 and the seal coating and parking space numbering will begin on October 20, 2021. The current Fine Schedule that is already in place with the Rules and Regulations will be utilized for all parking violations. A description and picture will be required to activate a "Warning Letter" for all parking violations.

**PARKING PROTOCOL:**

Robert Clawson reported that 42 owners have submitted their vehicle identification forms to management. The new parking enforcement rules will be enforced as soon as the Pavement reseal project is completed, and parking tags have been supplied to residents this next week.

**MANAGEMENT REPORT:**

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

**OPEN FORUM:**

A second Open Forum to follow up with owners who came late to the Meeting today included: a request for a change in the assigned parking spaces and a question to the Board as to why his Architectural request was tabled to the Executive Session. The Board noted they will not entertain any requests for residents to start changing their assigned parking spaces.

**NEXT MEETING:**

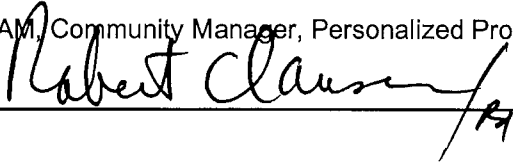
Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: November 15, 2021 via Conferencing System (Meetings are subject to change per Board Member Schedules.) Note: December, Dark.

**ADJOURNMENT:**

With no further business to be brought before the Board at this time, the meeting was adjourned at 2:00 P.M. with a Motion by Robert Clawson, Seconded Jon Berge. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED:  
Signature



11/15/2021  
Date