

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 16, 2019
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on September 16, 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
Patrick Howard, 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.

HOMEOWNERS PRESENT:

See Sign in sheet. Todd Bloom, Jon Berge & Swaga Deb.

HOMEOWNER OPEN FORUM:

Homeowner comments included: Removal of the Meyer Lemon tree behind condo, requests the Board replace the Tipu Tree. This owner volunteered \$200 toward the purchase and installation of a new replacement tree. Owner continues to smell dog feces and urine smell from the adjoining condo.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the June 17, 2019 meeting. *A motion to approve the most recent Minutes as presented, made by Robert Warden, Seconded by Joi Marker. Unanimous*

ACCEPTANCE OF FINANCIALS:

The Treasurer's report read by Joi Marker. Following Board review of the current financial statements, *Motion made to accept all previous and the most current August 31, 2019 Financials, by Joi Marker, Seconded by Robert Warden. Unanimous.*

2020 RESERVE STUDY:

The Board reviewed the Reserve study for 2020 and noted one correction to be made prior to mailing out with the Annual Budget.

2020 BUDGET:

Following discussion, *Motion made by Robert Clawson, Seconded by Robert Warden to approve a raise in the monthly dues for 2020 (Fiscal Year beginning December 1, 2019) in the amount of \$30 bringing the monthly dues to \$345. The Board will make a few corrections and changes to specific line items of the 2020 Budget prior to being mailed to the homeowners. Michael Kathriner, Yes. Joi, No. Motion Passes.*

(Joi wished to note that she was a No vote to the amount of increase in dues)

DELINQUENCIES:

Delinquencies tabled to Executive Session. None currently.

COMMITTEE REPORTS:

Landscape:

Joi Marker, Landscape Chairman, of the landscape committee reported on the following: Noted are free green trash receptacles available for homeowners from PS Disposal. The tree trimming proposal from Prime Landcare (Abel Aranda) was reviewed by the Board. Following discussion, *Motion made by Michael Kathriner, Seconded by Robert Clawson to approve the proposal from Prime Landcare to trim trees at \$250 each and removal of the Tipu tree at a total cost of \$4,035. Robert Warden, Yes. Joi Marker, No. Motion Passes.* (Joi pointed out in her landscape report that the Tipu tree could be trimmed and if maintained, would not have to be removed.)

Following discussion, *Motion made by Robert Clawson, Seconded by Robert Warden to appoint Michael Kathriner to the Landscape Committee. Unanimous.*

Pools/Spa:

Discussion for East & West Pool draining, tile cleaning and some re-grout; Brad will submit a bid from Roger Delaney (Pool Vendor) for the next HOA Meeting.

ARCHITECTURE:

Committee Members: Robert Warden, Jon Berge and Fred Farage.

Architecture request forms were received from 765 Louise (Entry Door) & 631 Louise (Patio Gate-like for like) resulting in a Motion by Michael Kathriner, Seconded by Joi Marker to approve both requests. Unanimous.

Unit #651 Louise/Beams-Requesting reimbursement for repair \$3,700:

The Board will acquire a second bid for this work prior to further consideration with this matter. Ongoing-Tabled.

Entry Door Color Pallate:

While the Board investigates further colors for entry doors, *Motion made by Robert Clawson, Seconded by Robert Warden to abandon the current entry door color pallette currently in place. Unanimous.*

COMMUNITY RELATIONS COMMITTEE/NEWSLETTER:

Community Relations Committee:

The 2019 Community Relations Committee consists of Michael Kathriner, Tom and Jennifer Wimperis, Leann Nelson and Jon Berge. Jon Berge gave a follow up to the Board regarding the upcoming Modernism Week in 2020. J. Roberts of the Tour people are reviewing interior condo images for approval; the original ticket price has been adjusted from \$65 to \$55 to be more competitive with other applicants; tours are now scheduled to (4) One hour tours also to be more competitive per Jon Berge.

Vacant Seat On The Board:

Following discussion, *Motion Made by Robert Clawson, Seconded by Robert Warden to accept the Board resignation of Sharon Larson, moving from Park Imperial and appoint Patrick Howard to fill her seat on the Board to March 2020. Unanimous*

WEBSITE COMMITTEE:

Following Discussion, *Motion made by Robert Clawson, Seconded by Michael Kathriner to add Patrick Howard to the website Committee. Unanimous.*

The website address: parkimperial-north.hoa-express.com

NEW BUSINESS/OLD BUSINESS:

Roofing:

The Board reviewed the current bid from Urethane Roof Consultants for 6 Roofs at an approximate cost of \$14,500. Unit Roof 735 Louise has work to be done currently under warranty.

The Board will contact Bob and Sandy of Urethane Roofing Consultants for a complete record of which roofs have been done prior to making a decision via US Mail by Management. Ongoing.

RULES & REGULATIONS:

Following issues with pets on the complex as far as aggressive breeds, roaming animals unleashed and residents not picking up after their pets, *Motion made by Robert Clawson, Seconded by Michael Kathriner to update the Rules with new Pet Restrictions submitted to Management to be mailed out for the required 30 day comment period to then be adopted at the next HOA Meeting. Unanimous*

MANAGEMENT REPORT:

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

NEXT MEETING:

The next scheduled HOA meetings for Park Imperial are Monday, October 14, 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 3:12 p.m. *with a Motion by Robert Clawson, Seconded Robert Warden. Unanimous.*

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED: _____
Signature Date