

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 17, 2022
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on October 17, 2022, via the Tele-Conferencing System. A quorum of members was present and business was conducted as is outlined herein.

MEMBERS PRESENT:

Robert Clawson, President (Present in Person)
Patrick Howard, Vice President (Conference Phone)
Michael Kathriner, Treasurer (Conference Phone)
Robert Warden, Secretary (Present in Person)
Jon Berge, Director (Conference Phone)

ALSO PRESENT:

Ron Doerr, CCAM, representing Personalized Property Management Company.
Also Present: Julie Balbini, Association Attorney of Fiore, Racobs & Powers.

CALL TO ORDER:

The Regular Meeting was called to order by Board President, Robert Clawson at 1:30 P.M.

HOMEOWNERS PRESENT:

Many homeowners were present via the 8 X 8 Teleconferencing System.

APPROVAL OF MINUTES:

The Board reviewed the previous Meeting Minutes. *A motion to approve the Regular Minutes as presented for September 12, 2022, made by Jon Berge, Seconded by Patrick Howard. Unanimous.*

ACCEPTANCE OF FINANCIALS:

The Treasurer's report was read by Board Treasurer, Michael Kathriner. Following Board review of the current financial statements, *Motion made to accept all previous and the most current September 30, 2022, Financials, by Michael Kathriner, Seconded, by Robert Warden. Unanimous.*

2023 BUDGET:

Board Member-Treasurer, Michael Kathriner reported that there is \$31,768 in the Operating account as of September 30 and approximately \$324,967,000 in the Reserve account. And currently in the Reserves per the most recent 'Special Assessment' that was approved per a ballot measure in March 2022 and due August 1, 2022. The Association is now 'financially healthy' for the first time in many years!
Motion to approve the 2023 Budget with no increase in dues to remain at \$398 per month made by Robert Clawson, Seconded by Patrick Howard. Unanimous.

DELINQUENCIES:

Delinquencies tabled to Executive Session.

COMMITTEE REPORTS:

LANDSCAPE REPORT:

Landscape Chair, Michael Kathriner on a turf removal project at the Louise Entry way to save on increasing water costs to the Association to begin soon, due to a water drought situation occurring again this year. The condo units affected would be 717, 641, 631, & 621 Louise Drive. Michael will reach out to these owners soon. A \$4,500 turf removal rebate is expected from the DWA. Ongoing bids are being acquired.

ONSITE LANDSCAPER FOR OVER 20 YEARS-JOSE HUERTA-RETIRING:

Michael Kathriner, Landscape Chairman reported that Joe Huerta is retiring to Mexico at the end of this month of October after more than 20 years on the job. Following discussion, *Motion made by Jon Berge. Seconded, by Robert Warden to approve a retirement gift of \$2,500 cash to be paid to Jose Huerta. Unanimous.* (A check per the Board, is to be made out to Jon Berge who will present Jose with a cash card-gift for his retirement.)

ARCHITECTURE REPORT:

The Committee of Chair: Robert Warden, Fred Farage, & Jon Berge:
Robert Warden stated he and the Committee are motivated to help all owners through the architectural approval process when requests are submitted from owners. Robert Warden reminded homeowners that Board Member condos are up for view for Modernism Week In 2023. Following discussion, *Motion made by Robert Warden. Seconded, by Jon Berge to approve the architectural application submissions from 1730 VM (HVAC Replacement and re seal of the platform to be scheduled and paid for by the owner) 728 & 723 Louise patio wall extensions and (2) patio gates and 641 E. Louise Drive for window replacements. Unanimous.*

POOLS/SPA:

The Board discussed and reported West Pool needs to be replastered per the County of Riverside Health Department inspection performed recently. As only the West Pool has a heater, the Board discussed scheduling of the re-plaster so as to not leave the complex without a heated pool this season. Bids will be acquired for this project most likely to occur after March 2023 per discussion.

MODERNISM WEEK-2023:

Board Member Jon Berge reported this is the second year in a row the Association has been approved by the Modernism Committee to participate noting there are 6 condos this year to be opened up for view by the public for Modernism Week in February 2023, with the majority of the condos available from current Board Members. They will be open for a ½ day for 1 day only. There will be more information forthcoming as Jon Berge heads up this project.

WELCOMING COMMITTEE:

The Welcoming Committee will be now chaired by Jon Berge. Once Fred Farage returns to the desert, the committee will reconvene.

COMMUNITY RELATIONS COMMITTEE:

Jon Berge has reported to follow up on a "Welcome Wagon Pamphlet" for new owners once Volunteers Fred Farage & Carl Strebel return to the desert in October. Ongoing.

WEBSITE COMMITTEE:

The website address: www.ParkImperialNorth.com

Michael Kathriner is updating the website on a regular basis.

NEW BUSINESS/OLD BUSINESS:

SEWER LINE RE-PLUMB-REPAIR 1730 VM-1780 VM:

Due to several recent attempts to repair the sewer line per aging infrastructure causing clogging and backup, this main sewer line affecting these units will need to be repaired. The bids to date are upward from \$26,000. A final 3rd bid is forthcoming prior to the Board moving forward with this project.

ROOF REPAIR PROJECTS:

Robert Clawson continues to work diligently onsite with the roofers. There are several roofs: 680 VC/670 VC/660 VC/650 VC/640 VC/ and 630 VC that are being addressed with the Association's current roofers (RAM-Roof Asset Management). Ongoing per Robert Clawson.

PSDS ORGANIC RECYCLING PROGRAM:

Robert Clawson reported on the PSDS Recycling Program that is State Mandated and involves the individual homeowners versus the HOA.

LAND LEASE:

Board President, Robert Clawson reported on the following beginning with some background information:

A lot of 'archival research' was done prior to requesting owner opinion in March 2020 regarding the purchase of the land beneath owner condos. Many recreations were necessary due to the confusing original documents. Per the Land Lease attorney, Daniel Oliver the purchase of the Sub Lease was necessary prior to any negotiations for the Master Lease with the Desert HealthCare District. The Sub Lease owned by Sovereign Group was purchased successfully by the Association for \$105,000, when in recent years they were requesting a buy out for over \$400,000! Sovereign Group was also in violation of charging exorbitant transfer fees to new buyers which they were confronted for by the Park Imperial HOA Board. The Park Imperial HOA has been historically under funded for many years but now due to the owner approved 'special assessment' in March 2022, now have over \$324,000 in Reserves making the HOA more secure per the Associations aging infrastructure for the buildings circa 1959-1960. This makes the HOA solvent for any urgent emergency roof or plumbing repairs funds for example. The funding in the Reserves also makes the HOA in a much better position to secure a better loan for the purchase of the Master Lease if the owners chose this option over extension of the lease with the Desert HealthCare System. It is noted that the Desert HealthCare System consists of (3) separate Committees that meet monthly including review and budget committees which take a lot of discussion and long periods of time to review and approve. Also note they are a Non-Profit entity which adds further discussion to any pending negotiations.

A Town Hall Meeting will be scheduled with all owners and the Land Lease attorney, Dan Oliver prior to any movement forward.

BOARD RECALL ELECTION:

Robert Clawson reported that 8 Nominees have submitted Candidate forms for the upcoming recall election being handled by NLB, an outside Consulting firm. The nominees are: Janis Boatright, Robert Clawson, Patrick Howard, Hunter Hewett, Michael Kathriner, Peter Krapp, Jackie Waltman and Robert Warden. NLB will send out ballots in November and the Recall Election will occur on December 20, 2022.

MANAGEMENT REPORT:

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

OPEN FORUM:

Homeowner items included:

Numerous Land Lease buyout questions that include; an in-depth presentation by the Association attorney, Julie Balbini explaining Funding of Reserves and Civil Code 3.11.1 c)-5300 (b) as virtually the same language. Julie reported on the Board preparation and process for the Special Assessment ballot that occurred in March 2022, noting strongly the Board followed the specific instructions and guidelines of her attorney firm, Fiore, Racobs and Powers, with the entire process the Board has followed to date has been totally legal and exact per Legal opinion and Attorney instruction; Julie Balbini followed up with specific questions from homeowners in Open Forum today; a homeowner gave a 'Thank You' to all Board Member and Committee Members as their volunteer time and energy is often taken for granted and is a thankless job;; a request for the Board to be more transparent; noted that the Board has been updating homeowners for the past year and a half with Newsletters, Q + A, HOA discussion in regular Board Meetings and email blasts from the Board; a note that a survey was done by the Board in March 2020 showing a majority of owners wishing to purchase the land from the HealthCare District; a request for a 'lease extension buy out option' to be placed on the website for owner input; Julie Balbini explained being fully funded (Reserves) versus 100% Funded; a Member reported that the current Board has come a long way to improve and update the complex they feel has suffered from 'deferred maintenance' over the past 20 years; a homeowner felt the website was not being updated and should be inter active so owners can respond directly in the website; a homeowner stated that all residents have their right to voice their opinion despite it be different but personal attacks to Board Members spending countless hours on the complex is corrupt and divisive he feels all Board Members should be called noting the board works as an entirety and makes all decisions collectively; another homeowner requested there be no further personal attacks and wishes to shut down all negativity; a question as to costs to replaster the West Pool; some homeowners wished the Board to review the replaster scheduling of the West Pool to avoid not having a heated pool this season; A 'shout out' to Robert Clawson for all his volunteer work on the complex on a daily basis; a complaint that there is paint peeling on her patio, a question about the Land Lease appraisals and requests more Board transparency regarding the land lease buyout; a request that any homeowner inputting their name for the Board recall be clear regarding their opinion on the land lease buyout, feels the complex has never looked so good and feels owners should look at their units security and investment wise, and called out the small group sending out anonymous notices, then identifying themselves and again with more anonymous notices and stated that any opinions should clearly state the author of the notices if they expect to be taken seriously; another homeowner stated she feels that

everyone living on the complex wants what is best for the community but feels more discussion and answers are needed for the land lease buyout; a homeowner stated that with the 60 year old complex the Reserves act two fold-for maintaining the infrastructure as well as funding for a land lease buyout; Julie Balbini stated the "Special Assessment" was very specific targeted for the Sub Lease buyout as well as the Master Land Lease buyout; A homeowner felt that the Board has used personal contacts to accuse him and defame him personally and requested the Board be notified that this alleged behavior cease and desist, he requested the Land Lease buyout include an Option A & B to include a Buyout or a Lease extension and requested a survey be sent out; more homeowners were concerned about the pool resurfacing project requesting it not impact their use this season; a homeowner stated that a small group of owners state they want transparency but themselves send out anonymous letters to the membership and he finds this illogical and owners should not pay attention to any anonymous communication and as an owner for 7 years feels the Board has made amazing progress upgrading the complex, owners should focus on preserving their property values; a homeowner stated the Board are volunteers and sometimes make mistakes but are volunteering their time and energy to the betterment of the community and are trying to do the right thing, he feels credit is deserving of the current Board with all their hours onsite and they should be permitted to negotiate with the Desert HealthCare Board for the land lease buyout; an owner with the sewer line issue is anxious for the Board to resolve this project as it impacts his use of his condo when in residence, he is extremely pleased with the current Board. Finally a "Thank You" to all who attended and contributed at today's meeting.

NEXT MEETING:

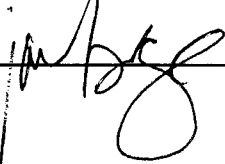
Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: Tentative, November 21, 2022 at 1:30 PM via Conferencing System (Meetings are subject to schedule and change per Board Member Schedules.)

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 3:25 P.M. with a Motion by Robert Warden, Seconded Patrick Howard. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED:
Signature

Ray 

11/14/2022
Date