

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 16, 2023
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on January 16, 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 9:00 A.M.

APPROVAL OF MINUTES:

The Board reviewed the previous Meeting Minutes. *A motion to approve the Regular Minutes as presented for November 14, 2022 & December 20, 2022, made by Michael Kathriner, Seconded by Robert Warden. 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 December 31, 2022, 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.

LEGAL & NLB INSPECTOR OF ELECTION FEES INCURED TO DATE:

Board President, Robert Clawson reported the approximate Legal & Inspector of Election costs incurred due to the most recent Recall Election held on December 20, 2022 per the 'failed attempt to recall.' Attachment "A."

COMMITTEE REPORTS:

LANDSCAPE REPORT:

Discussion per Landscape Chair, Michael Kathriner on a turf removal project at the Louise Entry way to save on increasing water costs to the Association is now completed. He thanked the numerous homeowners who assisted with this project especially Clay and David of the Landscape Committee.

ARCHITECTURE REPORT:

The Committee of Chair: Robert Warden, Fred Farage, & Jon Berge:

Robert Warden: following discussion, Motion by Robert Warden, Seconded, by Jon Berge to approve the architectural request for 705 Louise Dr. to replace the AC Platform and seal up the new platform on the roof, noting owner responsibility to schedule and pay, for the platform and for the RAM Roofing seal up of the platform. Unanimous.

POOLS/SPA:

Michael Kathriner reported the main West pool pump runs 24/7 and is listed as having a life span of 5 to 7 years. This pump has lasted 11 years. The new pump with labor is approximately \$2,500.

MODERNISM WEEK-2023:

Board Member Jon Berge reported 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. Jon Berge heads up this project noting that sales for tickets have sold 257 with income to the HOA at approximately \$10,500, less cost for some administrative items.

COMMUNITY RELATIONS COMMITTEE/WELCOMING COMMITTEE:

Jon Berge reviewed the Modernism Tour.

WEBSITE COMMITTEE:

The website address: www.ParkImperialNorth.com

Michael Kathriner is updating the website on a regular basis.

NEW BUSINESS/OLD BUSINESS:

MODERNISM WEEK-BEAUTIFICATION PROCESS-IMPROVEMENT PROJECTS:

Architecture Committee, Fred Farage reported:

1. Removal of all curly cues from the top of the gates-Sal Welding bid \$6,000
2. Removal of red bricks from the top of various slump stone walls-Eduardo bid \$2,300.

Following discussion, Motion by Jon Berge, Seconded, Robert Warden to approve both projects 1.) and 2.) above at an approximate total of \$6,000 and \$2,300 respectively. Unanimous.

INFRASTRUCTURE:

- 1.) Removal of the acrylic panels-Fred Farage noted: at this time, too challenging to accomplish prior to Modernism Week timing, as well as accomplish the quality desired. On Hold
- 2.) Improvement of landscape around the mailboxes. On Hold
- 3.) Sewer Line Project. Although a priority, it will be scheduled after Modernism Week and will also involve the replacement of the sidewalk and repair-replacement of the pony walls at 1760 & 1770 Louise. To be scheduled.
- 4.) West Pool shell replacement. To be scheduled.
- 5.) Pool decking and coving repair-replacement. To be scheduled.

LAND LEASE UPDATE:

Robert Clawson, Board President reported the Association is currently 'in the negotiation process' in review of the HOA's appraisal as well as the Desert Health Care District's appraisal; with an approximate deadline date of January 2023 month end to report. A 'Town Hall' meeting will be scheduled in February or March 2023 to discuss options of a 'lease extension or a buyout' as soon as the land lease attorney, Daniel Oliver hears back from the Desert Health Care District and reports to the Board.

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:

Numerous Land Lease buyout questions that include; 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; the need for NLB to handle this Annual Meeting election, same as the recent recall election to avoid homeowner accusations against the Board and Management. A homeowner requested a copy of the sub lease documenting the residents no longer pay individually, proceeds generated from MW Tur must be targeted toward further restoration of the complex architecturally, a request the Board re-seed around the bench on Via Miraleste, a Thank you to the Association Manager for a quick response to resolve his sewer line blockage this past week, discussion regarding a land lease extension or buyout, another thank you to the Board for all their hard work and regular communication to the homeowners, a request for replacement of some of the pool side tables, a report that there is a monthly social from 6-7 PM the last Saturday of the month at the West Pool, and a request for more volunteers for the Modernism Tour scheduled for February 17, 2023; to contact Fred Farage at upnorthcottage@yahoo.com to volunteer.

NEXT MEETING:

Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: February 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 9:54 A.M. with a Motion by Robert Clawson, Seconded, by Jon Berge. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED: Signature on file/Reg _____ 2/20/2023
Signature _____ Date

Recall Legal Fees

We learned early on as was the case with Owner Todd Bloom's La Jolla HOA that the PICA Legal fees could be exorbitant - He shared that a recall effort at Todd's other HOA recently totaled \$18,000.00 (T. Bloom - 783VC).

We'd like to conclude that PICA's Recall petitioners didn't fully understand what they had put in motion: Not only the amount of expense involved to PICA but also a managed timeline that nearly coincided with our Annual election and a requirement that an elections consultant (NLB) be contracted with expensive separate independent legal oversight.

In addition to the Recall filing the PICA petitioners also made separate groundless allegations against our property manager at PPM of past election wrongdoing. It was alleged that previous HOA elections paperwork was mishandled. Our property manager's termination was repeatedly demanded to the owner of PPM. PPM, now wary of conducting future elections for our HOA, referred PICA to NLB for future election coordination.

The cost to contract NLB for election coordination is \$1500.00 as compared to \$300.00+ previously for mailing costs through PPM.

As mentioned previously separate independent legal oversight is necessary when a Recall proceeding is conducted - but this is not the case, the rules are different, within an HOA general election.

We do not anticipate the level of legal fees expense, as seen with the recent Recall proceeding to occur within the coordination of the upcoming general election April 29th, 2023.

ATTACHMENT "A"