

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 15, 2021
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on November 15, 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:

Three homeowners were present.

HOMEOWNER OPEN FORUM:

Homeowner comments: a homeowner reported on several architectural requests (AVRs) previously submitted as well as an alert to more to be presented to the Board.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the October 18, 2021, meeting. *A motion to approve the most recent Minutes as presented, made by Michael Kathriner, 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 October 31, 2021 Financials, by Michael Kathriner, Seconded by Jon Berge. Unanimous.*

DELINQUENCIES:

Delinquencies tabled to Executive Session.

COMMITTEE REPORTS:

Landscape:

Michael Kathriner reported nothing new or current to report. More turf removal will occur in the future to decrease water costs. Reuel Young volunteered to work with the Landscape Committee.

Pools/Spa:

Robert Clawson reported the spa remodel Rammell Construction is in progress with the 'lift chair' ordered and being shipped. However, the gummite plaster for the spa shell is on back order and could take 3 months to arrive.

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: it was noted that the 'entry door color survey' provide multiple choices in lieu of the only "fire roasted' approved color currently. More responses are required by the Board prior to the Board rendering a decision as to instituting multiple color choices.

729 Louise/ Window-Stucco:

The previously approval for the window installation requires the owner to complete the stucco repair around the new windows prior to the January Phase II of the Paint Schedule.

1740 VM/Exterior Electrical-Lights/Windows-Sliders:

Following discussion, *Motion by Robert Warden, Seconded by Patrick Howard to approve the 1740 VM-architecture application submitted for lighting. Unanimous.*

Following discussion, *Motion by Robert Clawson, Seconded by Michael Kathriner to approve the 1740 VM-architecture applications submitted for windows and glass sliders. Unanimous.*

(Architecture Committee Member, Fred Farage presented an extensive report regarding the Milgard (clear anodized aluminum) windows to be installed with the exception of the 'clear story-upper window. (s)' Jealousy Windows will be replaced for energy efficiency. The owner is installing in compliance with Title 24 and City of Palm Springs code compliance. Stucco repair around the new windows will be performed in compliance.

1740 VM/(4) Roof Vents-Bathroom-Kitchen/Skylight Exhausts:

Board Member and Architecture Committee Chairman reported these (4) AVR's regarding vents and roofing will be tabled pending further review. The Board will provide a formal "written response' to the owner regarding this matter.

COMMUNITY RELATIONS COMMITTEE:

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

WEBSITE COMMITTEE:

The website address: 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.

PAINT PROJECT/MC BUILDERS:

The Project with MC Builders paint project will begin the next phase (Phase II) 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, slurry and restriping of the parking spaces is completed.

PARKING PROTOCOL:

Robert Clawson reported that most owners have submitted their vehicle identification forms to Management but the required 'yellow parking tag' needs to be displayed in all vehicles including 'guest vehicles.' The new parking enforcement rules are now being enforced; and parking tags have been supplied to residents who have complied with the submission of their parking forms. Tenants must use the assigned owner parking space and display the parking tag. Guest parking is for family and friends only, 'Not Resident Parking.'

MANAGEMENT REPORT:

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

NEXT MEETING:

Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: January 17, 2022 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 2:02 P.M. with a Motion by Robert Clawson, Seconded Robert Warden. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED: _____
Signature **Date**