

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 12, 2022
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on September 12, 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 (Absent)
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 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, made by Jon Berge, Seconded by Patrick Howard. Unanimous. A motion to approve Special Meeting Minutes of August 8, 2022, as presented, made by Jon Berge, Seconded by Patrick Howard. 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 August 31, 2022, Financials, by Robert Warden, Seconded by Jon Berge. Unanimous.*

RESERVE FUNDING PER SPECIAL ASSESSMENT:

Board Member Patrick Howard reported that the over \$300,000 currently in the Reserves thanks to the most recent Special Assessment that was approved per a ballot measure in March 2022 and due August 1, 2022, has now caused the Association to be 'financially healthy' for the first time in many years! Patrick reported on a 92% satisfaction rate of owners who have paid their special assessment in full with 4 or 5, on a Board approved 'payment plan' requested by these specific owners.

DELINQUENCIES:

Delinquencies tabled to Executive Session.

COMMITTEE REPORTS:
MODERNISM WEEK-2023:

Board Member Jon Berge reported that 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. This will be the 2nd time Park Imperial Community has taken part in Modernism Week. There will be more information forthcoming as Jon Berge heads up this project. *A motion made by Jon Berge, Seconded, by Robert Clawson to approve Park Imperial's participation in Modernism Week and any costs and insurance required associated with this project. Unanimous.*

LANDSCAPE REPORT:

Landscape Chair, Michael Kathriner was absent today due to a medical appointment. There is a turf removal project 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.

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 706 VC (HVAC Replacement) 680 VC for removal of the rear patio roof. Unanimous.*

POOLS/SPA:

The board discussed and reported West Pool heater needs to be replaced with limited options due to the amount of space available for a replacement heater. The heater will be replaced by the pool contractor within 10 days and the heat at the West Pool turned on upon replacement. Homeowner, Carl Strebel has been doing research on the replacement of this heater including review of gas and electric invoices.

SPA BENCH:

Following discussion, *Motion made by Robert Warden, Seconded, by Jon Berge to replace the spa bench from "Belson Outdoors" for an approximate cost of \$1,258. Unanimous.*

WELCOMING COMMITTEE:

The Welcoming Committee will be now chaired by Jon Berge with Patrick Howard stepping back, *Motion by Robert Warden, Seconded, by Robert Clawson to appoint Jon Berge for the Welcoming Committee chair. Unanimous.*

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. Robert Clawson reported on a recent Solar Survey noting that of the 51 owners at Park Imperial, 34 responded feeling they had adequate knowledge of solar. Although 47 % support solar on the Association roofs that would include 'owner responsibility for cost and a maintenance and indemnity agreement' that would be recorded with the County of Riverside, 53 % are currently against solar on the Association roofs. Further research on this issue is pending along with a more in-depth survey to occur.

NEW BUSINESS/OLD BUSINESS:

WELCOME TO NEW PARK IMPERIAL OWNERS:

Board President Robert Clawson welcomed the most recent new owners to the community from 765 Louise, 641 Louise, 640 Vista Chino, and 730 Vista Chino that make up nearly 20 of the newest owners at Park Imperial who have purchased in the last 2 years.

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 \$300,000 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.

ROOF INSPECTION-RAM ROOFING:

Specific building roofs, (630 VC-680 VC) are being inspected on Monday, September 19 by RAM Roofing with the owners having been previously notified of this inspection by the Board.

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 what the status would be for homeowners unable to pay the assessment in the more than 90 days, concerns that some owners did not get more information sooner and that Town Hall Meetings were not scheduled in advance of the ballot measure; 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; concerns regarding further removal of turf due to alleged water drought conditions in the county; what affect could the delinquent owners who are unable to pay the assessment have if a Lien is placed on their account; 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 request for a newer solar survey with more options to respond to; a request the Board look into Electric Charging stations; a note that previous current owners have equal opinion value as do newer owners; an owner did not feel the Board was showing favoritism by acknowledgement of the newer owners; a newer owner stated she is actively enjoying swimming in the West pool; an owner requested to be updated on the welcoming committee and reminded the committee of her interest to be a part of; a note that the West pool heater will be replaced and up and heating within 10 days; a request for a town hall meeting regarding the land lease buyout; a follow up request for a letter sent to the Board signed by 20 homeowners; A response from the Board noting the letter was responded to and the matter closed per a Legal attorney Open Meeting responded to by the HOA attorney; a thank you to the Board for the most recent survey and felt a survey should have been done prior to the March ballot measure; 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; a report from an owner in La Jolla stating the cost of a recall election in his HOA was over \$18,000 borne by all homeowners and questioning the purpose of a recall at this time when the Annual HOA election scheduled and held in March of each year regardless; a suggestion that the homeowners merely choose Option I on the upcoming ballot to 'not recall' to save on legal costs for a recall; a question as to the current costs for the recall noted by the Board to be over \$5,000 now and expected to at least double or more in cost moving forward; a request that the 6 petitioners for the recall withdraw their names to stop the increasing costs for it; an owner stated she did not approve of the behavior directed at her at the previous Board Meeting; and an owner was concerned regarding the West Pool heater replacement.

NEXT MEETING:

Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: Tentative October 17, 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 2:50 P.M. with a Motion by Jon Berge, Seconded Patrick Howard. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED: _____
Signature **Date**