

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
December 20, 2022
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on December 20, 2022, 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 (Absent)
Michael Kathriner, Treasurer (Conference Phone)
Robert Warden, Secretary (Conference Phone)
Jon Berge, Director (Present in Person)

ALSO PRESENT:

Ron Doerr, CCAM, representing Personalized Property Management Company.
Mandie Charleston and Cassidy Bertolone of NLB (Inspectors of Election)

CALL TO ORDER:

The Regular Meeting was called to order by Board President, Robert Clawson at 10:00 A.M.

RECALL QUORUM:

The Inspectors of Election, Mandie and Cassidy reported 46 ballots have been received.

HOMEOWNERS PRESENT:

Many homeowners were present via the Zoom Teleconferencing System hosted by NLB (IOE).

APPROVAL OF MINUTES:

The Board reviewed the previous Meeting Minutes. *A motion to approve the Regular Minutes as presented for November 14, 2022, made by Jon Berge, Seconded by Robert Warden. Unanimous.*

ACCEPTANCE OF FINANCIALS:

The Treasurer's report was read by Board President, Robert Clawson noting \$36,246 in Operating and \$336,804 in the Reserves. The goal of the special assessment for the HOA to be 100 % Funded was realized at \$360,000 noting that the HOA purchased the Sub-Lease for \$105,000 the exact amount of the appraisal of the Sub-Lease. Following Board review of the current financial statements, *Motion made to accept all previous and the most current November 30, 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.

DELINQUENCIES:

Delinquencies tabled to Executive Session.

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 near completion.

ARCHITECTURE REPORT:

The Committee of Chair: Robert Warden, Fred Farage, & Jon Berge:
Robert Warden: nothing current to report.

POOLS/SPA:

No 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 noting that sales for tickets have sold 247 with income to the HOA at approximately \$10,500, less cost for some administrative items such as color bulletins.

WELCOMING COMMITTEE:

The Welcoming Committee will be now chaired by Fred Farage.

COMMUNITY RELATIONS COMMITTEE:

Fred Farage will follow up on a "Welcome Wagon Pamphlet" for new owners. Ongoing.

WEBSITE COMMITTEE:

The website address: www.ParkImperialNorth.com
Michael Kathriner is updating the website on a regular basis.

NEW BUSINESS/OLD BUSINESS:

No current business discussed.

MANAGEMENT REPORT:

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

RECALL ELECTION RESULTS:

PART 1-

The IOE's reported the Recall Part 1 failed as the 27 votes were required for the recall and only 22 Yes votes were tallied.

PART 2-

There was no need to tabulate candidate votes as the Recall Part 1 resulted in a Failure to recall.

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; a request the Board approve color panel installs for the West pool prior to Modernism Week and discussion as to individual recycle bins versus larger recycle bins that would take up at least 3 parking spaces from the Association.

NEXT MEETING:

Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: January 16, 2023, at 9:00 AM via 8 X 8 Conferencing System. The Annual Meeting is scheduled for April 29, 2023 and will be handled by IOE-NLB (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 10:40 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 1/16/2023
Signature Reg Date