

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 13, 2019
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on May 13, 2019 at the West Conference Room of Personalized Property Management. A quorum of members was present and business was conducted as is outlined herein.

MEMBERS PRESENT:

Robert Clawson, President
Sharon Larson, Vice President
Joi Marker, Treasurer (Conference Phone)
Robert Warden, Secretary
Michael Kathriner, Director (Absent)

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 2:00 p.m.

HOMEOWNERS PRESENT:

See Sign in sheet. Meredith Larson.

HOMEOWNER OPEN FORUM:

Homeowner comments included: A Thank you to "Thank You" to Robert Clawson on all of his recent hard work with the stucco repairs and the new address numbers. A "Thank You" to Brad Marker for all of his work getting the spa re surfaced.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the April 8, 2019 meeting. *A motion to approve the Minutes as presented was made by Sharon Larson, Seconded by Robert Warden. Unanimous*

ACCEPTANCE OF FINANCIALS:

The Treasurer's report read by the Past Treasurer Joi Marker. Following Board review of the current financial statements, *Motion made to accept all previous and most current March 31, 2019 Financials, by Joi Marker, Seconded by Sharon Larson. Unanimous.*

DELINQUENCIES:

Delinquencies tabled to Executive Session. None currently.

COMMITTEE REPORTS:

Landscape:

Joi Marker, Landscape Chairman, of the landscape committee reported on the following: The previous landscaper, Jose is now back onsite full time. *The arborist report and bid to*

repair the damaged tree at 778 VC is approved with a Motion by Joi Marker, Seconded by Sharon Larson at a cost of \$790 to be split with the owner of 778 VC. Unanimous.

Turf-Sod Removal:

Discussion only at this point, however the Board will perform a more complete survey to all owners through the website.

Pools/Spa:

Brad Marker was not present. However, the spa resurfacing is now completed by Rage Boats (Fiberglass surfacing).

ARCHITECTURE:

Committee Members: Robert Warden, Meredith Larson, Jon Berge and Fred Farage. Meredith Larson is continuing to do an architectural inventory of each unit on the complex.

1770 Via Miraleste:

Following discussion, Motion made by Robert Warden, Seconded by Sharon Larson to approve the (3) architectural variance requests from 1770 Via Miraleste as presented for new entry door hardware, new entry door, & to remove the metal curly cues from his patio gate. Unanimous

Landmark-Ken Lyon Review:

Architecture Committee Member, Meredith Larson updated the Board including Ken Lyon's opinion that too many alterations over the years will make it difficult for Park Imperial to acquire a Historical Designation.

COMMUNITY RELATIONS COMMITTEE/NEWSLETTER:

Community Relations Committee:

The 2019 Community Relations Committee consists of Michael Kathriner, Tom and Jennifer Wimperis and Leann Nelson and today adding Jon Berge to this committee with a Motion by Robert Clawson, Seconded by Sharon Larson. Unanimous.

WEBSITE COMMITTEE:

Committee Chairwoman, Sharon Larson reported she currently adding new additions such as patio light fixtures and updated gate standardization along with other blurbs. The website address: parkimperial-north.hoa-express.com

NEW BUSINESS/OLD BUSINESS:

2019-2020 Budget Review:

Sharon Larson is currently reviewing 'line by line' the previous Financial Reviews from the CPA for the past 10 years for Park Imperial Community and is actively working on a new Budget for the next fiscal year. Sharon reported there will be new line items in the Operating Budget for 2020.

Building Address numbers-Entire Complex:

Robert Clawson is near finished with the address numbers with all to be completed in 2 to 3 days.

Land Lease-Fred Farage/Carl Strebel-Committee Members-(2057):

No current updates.

STUCCO REPAIRS:

Robert Clawson reported (9) completed stucco repairs to units with (3) more this week. Two vendors are performing the work, Dell Mosley & Larry's Stucco Repair.

EXTERNAL ELEMENTS:

Meredith has completed two more units for their inventory assessments; 1770 Via Miraleste & 736 Vista Chino. .

MANAGEMENT REPORT:

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

NEXT MEETING:

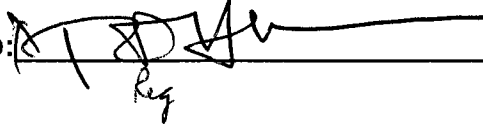
The next scheduled HOA meetings for Park Imperial are Monday, June 17, 2019 at 2 PM, July & August-dark, Monday, September 16, 2019 at 2 PM, Monday, October 21, 2019 at 2 PM, and Monday, November 18, 2019 at 2 PM at PPM. (Meetings are subject to change only if a quorum of the Board cannot be achieved.)

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 Robert Clawson, Seconded Sharon Larson. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED:
Signature



6/17/19
Date