

**PARK IMPERIAL  
COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 20, 2021  
MINUTES**

*Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on September 20, 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 1:33 P.M.

**HOMEOWNERS PRESENT:**

3 Homeowners were present.

**HOMEOWNER OPEN FORUM:**

No Homeowner comments.

**APPROVAL OF MINUTES:**

The Board reviewed the Minutes of the June 21, 2021 meeting. *A motion to approve the most recent Minutes as presented, made by Patrick Howard, Seconded by Jon Berge. Unanimous.*

**ACCEPTANCE OF FINANCIALS:**

The Treasurer's report read. Following Board review of the current financial statements, *Motion made to accept all previous and the most current August 31, 2021 Financials, by Michael Kathriner, Seconded by Jon Berge. Unanimous.*

**2022 LEVEL II-ONSITE RESERVE STUDY-SCT:**

The onsite 2022 Reserve Study (Level II) prepared by SCT Reserves was reviewed and accepted by the Board.

**2022 BUDGET:**

Following discussion, *Motion made by Robert Clawson, Seconded by Michael Kathriner to accept the 2022 Budget with an increase of \$33 from \$365 a month to \$398 per month in dues effective December 1, 2021.*

*(Note: the cost increase is directly related to inflationary costs for utilities and legal-land lease appraisal costs.)*

## **DELINQUENCIES:**

Delinquencies tabled to Executive Session. No current delinquencies.

## **COMMITTEE REPORTS:**

### **Landscape:**

Michael Kathriner reported all good. Nothing current to report.

### **Pools/Spa:**

Robert Clawson reported the spa remodel Rammell Construction will begin on November 4, 2021. Following discussion regarding the 'chair lift that the City of PS is mandating for all new construction, Motion made by Robert Clawson, Seconded by Patrick Howard to appoint Robert Warden, Jon Berge & Patrick Howard to investigate and choose the chair lift to be installed at the spa only. Unanimous.

## **ARCHITECTURE COMMITTEE:**

Committee Members: Robert Warden-Chair Perrson, Jon Berge, Catherine Liu, and Fred Farage.

### **ARCHITECTURE:**

The Architectural Committee Chairman, Robert Warden reported the following units have submitted architecture variance requests:

778 VC-Wouter Maes-AC Install with Roofer to seal up platform.

705 Louise-Ryan Lawton-Window-slider replacements.

650 VC-Janis Boatright-Windows-doors, etc.

Architecture Committee Member, Fred Farage detailed Title 24 with respect to window replacements. Vinyl versus aluminum window installations involve additional upgrades for insulation. If aluminum windows are installed, you must make up the difference in energy savings with for example: upgrades to appliances. Currently "Weather Shield" meets California Standards whereby they use a wood frame window clad with anodized covering that meets current Title 24 standards.

Following review and discussion, Motion made by Robert Clawson to not immediately approve the 705 windows until further evaluation by the Architecture Committee is completed. Seconded. Unanimous.

Motion by Robert Clawson, Seconded by Robert Warden to approve 778 VC- AC installation noting the owner is in direct contact with the roofers to seal up the AC platform on the roof at owner expense once the installation is completed by his AC vendor. Unanimous.

Motion by Jon Berge, Seconded by Robert Warden to approve only the Entry door and bathroom window at 650 VC at this time. The architectural request for all of the rear windows is currently under further review by the Architectural Committee.

## **COMMUNITY RELATIONS COMMITTEE:**

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

## **WEBSITE COMMITTEE:**

The website address: [www.ParkImperialNorth.com](http://www.ParkImperialNorth.com)

Michael Kathriner is updating the website on a regular basis.

**NEW BUSINESS/OLD BUSINESS:**

**LAND LEASE:**

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.

Following discussion, Motion by Robert Clawson, Seconded by Jon Berge to incur legal costs to the HOA Attorney, Julie Balbini to define her role and scope of work in the process as to the land acquisition as well as to create a ballot measure. Robert Clawson will provide the exact verbiage to the attorney to define the request for her legal work. Unanimous.

**PAINT PROJECT/MC BUILDERS:**

The Project with MC Builders paint project has begun and finished the first phase of work. Robert Clawson reported another payment of \$38,000 is due for the next phase of the paint project. Numerous notices have been sent to owners. Robert Clawson will continue to monitor the project.

**ASPHALT MD-REPAIR-SEAL COAT-RENUMBERING:**

Robert Clawson reported the asphalt repair will begin with Asphalt MD on October 4, 2021 and the seal coating and parking space numbering will begin on October 20, 2021. The current Fine Schedule that is already in place with the Rules and Regulations will be utilized for all parking violations. A description and picture will be required to activate a "Warning Letter" for all parking violations.

**MANAGEMENT REPORT:**

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

**NEXT MEETING:**

The next scheduled HOA meeting for Park Imperial is to be scheduled on Monday's, at 1:30 PM Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: October 18, 2021 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 2:27 P.M. with a Motion by Robert Clawson, Seconded Jon Berge. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED: Signature on file 10/18/2021  
Signature Date