

**PARK IMPERIAL
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 14, 2022
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Park Imperial Community Association was held on November 14, 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 (Conference Phone)
Patrick Howard, Vice President (Conference Phone)
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.

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 for October 17, 2022, made by Jon Berge, Seconded by Patrick Howard. Unanimous.*

ACCEPTANCE OF FINANCIALS:

The Treasurer's report was read by Board Treasurer, Michael Kathriner read that approximately \$41,000 in Operating and approximately \$330,000 in the Reserves. The goal of the special assessment for the HOA to be 100 % Funded was \$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 October 31, 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:

Landscape Chair, Michael Kathriner on a turf removal project at the Louise Entry way 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. A \$4,500 turf removal rebate is expected from the DWA. Ongoing bids are being acquired. Following discussion, *Motion by Robert Clawson, Seconded, by Jon Berge to appoint Clay Van Batenburg & David Lindberg to the Landscape Committee. Unanimous.*

ARCHITECTURE REPORT:

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

POOLS/SPA:

The Board discussed and reported West Pool needs to be replastered per the County of Riverside Health Department inspection performed recently. As only the West Pool has a heater, the Board discussed scheduling of the re-plaster so as to not leave the complex without a heated pool this season. Bids will be acquired for this project most likely to occur after March 2023 per 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 are 50% Sold Out.

WELCOMING COMMITTEE:

The Welcoming Committee will be now chaired by Jon Berge. Once Fred Farage returns to the desert, the committee will reconvene.

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:

LAND LEASE:

Board President, Robert Clawson reported on the following beginning with some background information: no new to report, Ongoing with the Attorneys negotiations with the Desert Health Care District.

BOARD RECALL ELECTION:

Robert Clawson reported that 8 Nominees have submitted Candidate forms for the upcoming recall election being handled by NLB, an outside Consulting firm. The nominees are: Janis Boatright, Robert Clawson, Patrick Howard, Hunter Hewett, Michael

Kathriner, Peter Krapp, Jackie Waltman and Robert Warden. NLB will send out ballots on Wednesday, November 16, and the Recall Election will occur on December 20, 2022.

MANAGEMENT REPORT:

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

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 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 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 homeowner stated that all residents have their right to voice their opinion despite it be different but personal attacks to Board Members spending countless hours on the complex is corrupt and divisive he feels all Board Members should be called noting the board works as an entirety and makes all decisions collectively; another homeowner requested there be no further personal attacks and wishes to shut down all negativity; a question as to costs to replaster the West Pool; some homeowners wished the Board to review the replaster scheduling of the West Pool to avoid not having a heated pool this season; A 'shout out' to Robert Clawson for all his volunteer work on the complex on a daily basis; an owner feels the complex has never looked so good and feels owners should look at their units security and investment wise, and called out the small group sending out anonymous notices, then identifying themselves and again with more anonymous notices and stated that any opinions should clearly state the author of the notices if they expect to be taken seriously; another homeowner stated she feels that everyone living on the complex wants what is best for the community but feels more discussion and answers are needed for the land lease buyout; a homeowner stated that with the 60 year old complex the Reserves act two fold-for maintaining the infrastructure as well as funding for a land lease buyout; a homeowner stated that a small group of owners state they want transparency but themselves send out anonymous letters to the membership and he finds this illogical and owners should not pay attention to any anonymous communication and as an owner for 7 years feels the Board has made amazing progress upgrading the complex, owners should focus on preserving their property values; an owner feels credit is deserving of the current Board with all their hours onsite and they should be permitted to negotiate with the Desert HealthCare Board for the land lease buyout; an owner with the sewer line issue is anxious for the Board to resolve this project as it impacts his use of his condo when in residence, he is extremely pleased with the current Board. An owner reported his Tesla was broken into on Louise Drive with a rock through the window and discussed more lighting versus cameras to be installed along Loise Drive; concern over the volatility over a small few suggesting these owners be muted during their attacks on other owners; numerous owners noted their objection to a recall costing more than \$10,000 to date to all owners whereby the upcoming Annual Meeting for March 2023 nearby and costs could have been avoided; a request that homeowners respond logically and not

emotionally avoiding non-productive results; A question to the Board as to what actions might be taken between now and the March 2023 Annual Meeting; will the recall ballots include candidate statements; is the appraisal for the land lease buyout available (Board says no as the Attorneys are concerned releasing this prior or during negotiations could have an 'adverse effect' on negotiations; homeowners requested the residents vote "No" on the recall ballot; a thank you for the regularly scheduled HOA meetings and a request to 'mute' aggressive owners from attacks during the meetings; and an owner noted that (3) of the Non-Board Members that have placed their names on the recall ballot do not live onsite-out of state and do not attend the regular HOA meetings; and finally a "Thank You" to all who attended and contributed at today's meeting.

NEXT MEETING:

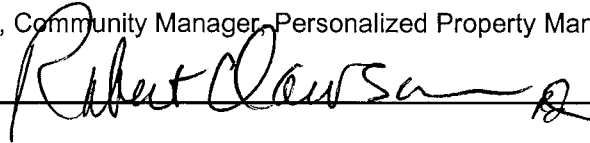
Via Tele Conferencing during the Covid-19 Pandemic. Next Meetings: Recall Election, December 20, 2022, at 9:00 AM via a Zoom Link provided by NLB-Inspector of Elections (Meetings are subject to schedule and change per Board Member Schedules.)

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 2:39 P.M. with a Motion by Robert Clawson, Seconded, by Jon Berge. Unanimous.

Ron Doerr, CCAM, Community Manager, Personalized Property Management

APPROVED:
Signature



12/20/2022
Date