

**PARK IMPERIAL COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

MONDAY, JULY 1, 2024 | 2:00 P.M.

JOIN VIA ZOOM <https://powerstonepm.zoom.us/j/86747078172>

Dial by Phone: 669 444 9171 | Meeting ID: 867 4707 8172

**BOARD MEMBERS**

Jackie Waltman, President  
Janis Boatright, Vice President  
Erich Redder, Treasurer  
Matt Eyre, Secretary  
Clay Van Batenburg, Director at Large

**MANAGEMENT**

Ashley Herrera, Community Manager

**OWNERS PRESENT**

Rufus Battles, Mike Carlin, Sharon Winkel, Stacy Moriarty, Jeff Fenton, Tim West, Robert Clawson, Craig Heath, Patrick O'Leary, David Lucene, Barbara Kane, Patrick Howard, Christian Sigurdson, Clay Van Batenburg, Jason Miller, Reuel Young, Steve Warden, Jon Burge, Debbie West, Carol Wood, Todd Bloom, Catherine Liu, Kati Voluntine.

**CALL TO ORDER**

Jackie Waltman called the meeting to order at 2:00 p.m.

**EXECUTIVE SESSION DISCLOSURE**

The Board held an Executive Session prior to this general session to approve previous minutes, discuss legal matters, contracts, violations and delinquencies.

**SECRETARY'S REPORT**

Upon a motion duly made and seconded, the Board approved the April 3, 2024, Board meeting minutes as written.

**TREASURER'S REPORT**

The Board reviewed the May 31, 2024, financial statements as presented. As of May 31, 2024, the Association held \$92,561 in operating funds and \$276,118 in total reserve funds. There was an accounts receivable of \$17,380 and prepaid assessments of \$10,095.

Erich Redder reported on current CDs and investment plans.

Upon a motion duly made and seconded, the Board accepted the May 31, 2024 financial statement as presented and ratified the review by the individual Board members and all transfer of funds made in this period and reflected in the financial statements.

**BUSINESS**

As of July 1, 2024, Powerstone Property Management has been contracted as the new management company. Ashley Herrera was introduced as the Senior Community Association Manager for Park Imperial Community Association.

Matt Eyre reported on the vacant seat. Upon a motion duly made and seconded, the Board voted to appoint Clay Van Batenburg to serve as Director at Large for the remaining term through April 2026.

Matt Eyre provided a thorough report of the status of the land lease resolution. It will send a FAQ sheet out to the membership to help provide additional clarification and answer any common questions. A Town Hall meeting will be scheduled with the Association's appointed legal counsel to help answer questions and explain the next steps to the membership.

### **ARCHITECTURAL REPORT**

Erich Redder and Job Berge provided an update on the pool project. The project is expected to conclude by Mid-August. The Committee is also addressing compliance matters.

### **LANDSCAPE REPORT**

Matt Eyre reported on landscape matters and desertscape improvements that will take place in the Fall. Management informed the Board of non-functional turf laws that come into effect in 2029.

### **COMMUNITY RELATIONS COMMITTEE**

Janis Boatright asked for volunteers to serve on the Committee to plan community functions.

### **HOMEOWNERS OPEN FORUM**

Discussion ensued and questions were asked regarding status and steps involved with the land lease resolution. Matt Eyre will send out a FAQ sheet with answers to owners questions. Owners commented on new management, accounting steps, meeting format, board member appointment, infrastructure repairs and thanked the Board for their volunteer work.

### **NEXT MEETING**

The next meeting is to be determined.

### **ADJOURNMENT**

With no further business to come before the Board, Erich Redder moved to adjourn the Board of Director's general session at 3:30 p.m.

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**ATTEST**