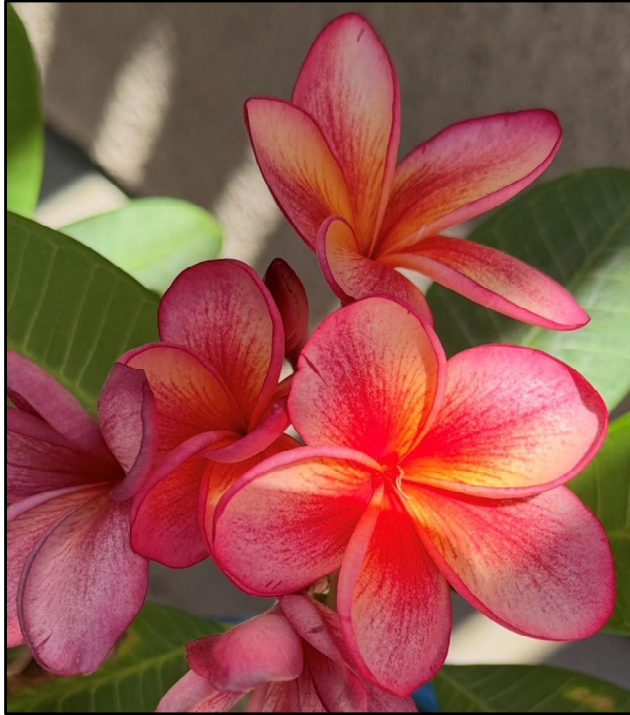




VISTA

Building Tomorrow Starts Today


PARK VISTA
2035



Welcome

Today we share a vision and long-term plan for Park Vista that addresses today's needs and looks toward tomorrow's possibilities.

It's a thoughtful, responsible plan to help preserve the community we all know and love.

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Thank you for taking the time to attend the meeting. We're glad you're here to start this important conversation.

Today the Park Vista 2035 committee will share our long-range needs assessment for the community. This is a thoughtful, responsible exploration to address today's needs while also planning for tomorrow's possibilities. We share a common purpose, one that sees our community thrive.



Agenda

- Purpose and Scope
- The Situation Today
- Investment Priority Areas
- Estimated Investment
- Homeowner Resources
- Open Forum

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In this presentation, we will:

- 1) Discuss the purpose and scope of our committee
- 2) Share an in-depth analysis of the current infrastructure
- 3) Examine the priority areas to maintain the health and viability of the community
- 4) Itemize the estimated investment needed to first sustain, then enhance Park Vista
- 5) Provide resources to homeowners
- 6) Conduct an open forum to answer any homeowner questions



Core Team

- Melissa Sorensen
- Ellen Yuracko
- Ben Trust
- Jodi Sansone
- Robb Whittlef (Board Liaison)
- Philip Monaghan (Alum)
- Carl Jackson (Alum)

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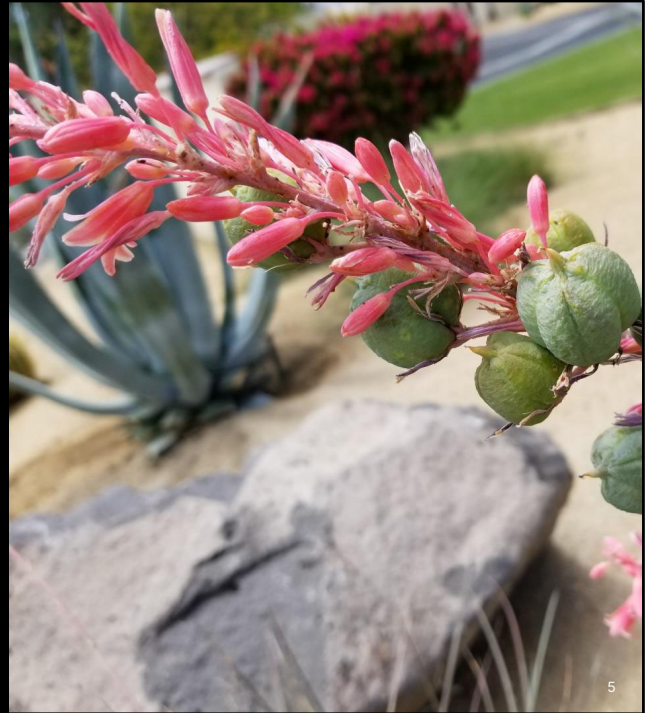
Here's a brief history of the committee.

- Park Vista 2035 was formed in October 2025 to address issues that had arisen with maintenance, viability, and long-term planning.
- The initial members were Ellen, Carl, Philip, Robb, and myself.
- At each board meeting an update was given on the progress of our committee as well as a call for additional members.
- Both Jodi and Ben agreed to join.
- With the election of the new board, Carl and Philip stepped aside from the committee and Robb became a liaison to the Board.



Purpose

To identify needs and formulate a plan to ensure the long-term health of the community by collecting and analyzing real world numbers for infrastructure projects.



From its inception, this committee had two purposes :

- to identify needs and
- formulate a potential plan to ensure the long-term health of the community by collecting and analyzing real world numbers for 6 core areas.

This committee has spent literally hundreds of hours:

- collecting feedback from the community
- examining all infrastructure from the smallest to the largest
- evaluating long-term capital needs--securing current, precise estimates from vendors and contractors
- Identifying investment priorities, and
- developing a long-term, fact-driven plan.
- operating in a fully transparent and cohesive way

Today is the first time the entire board and association members are seeing the outcome of this nearly year long undertaking. As I said earlier, this is the beginning of the conversation.



Park Vista 2035 Scope

In Scope

- Collect feedback from community
- Examine all infrastructure
- Evaluate long-term capital needs
- Recommend investment priorities
- Secure actual estimates
- Develop a long-term priorities plan

Out of Scope

- Dictate day-to-day HOA operations
- Select vendors
- Award contracts
- Set the annual operating or reserve budget
- Approve the budget or investments
- Replace the authority of the Board or homeowners

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At no time during this process were we tasked with, nor did we undertake, any HOA functions or operations.

- We did not dictate the day-to-day running of the HOA.
- We did not select vendors or award contracts. The vendors we received estimates from and had conversations with were in an exploratory role only.
- We did not, nor do we, set the annual operating or reserve budget.
- We do not approve the budget or investments, and
- We do not and have not replaced the authority of the board or homeowners.



Park Vista remains a special community, but we must also recognize that many of our shared assets and amenities are showing their age. Over the past decade, aging infrastructure, deferred maintenance, and rising costs have created challenges that cannot be addressed effectively without a coordinated plan and a sustainable financial strategy.

At the same time, homeowners have been clear about the qualities they value and the amenities they want to preserve. Those amenities are an important part of the Park Vista experience. Maintaining them also requires ongoing investment and long-term capital planning.

Park Vista 2035 represents our community's first comprehensive, long-range planning effort. Developed with homeowner input, it is intended to establish clear priorities, protect the qualities, assets, and amenities we value, and create a stronger foundation for the future health of Park Vista.

So let's take a look at where we are today—and what the analysis tells us about the investments we should be considering for tomorrow.



Understanding Today

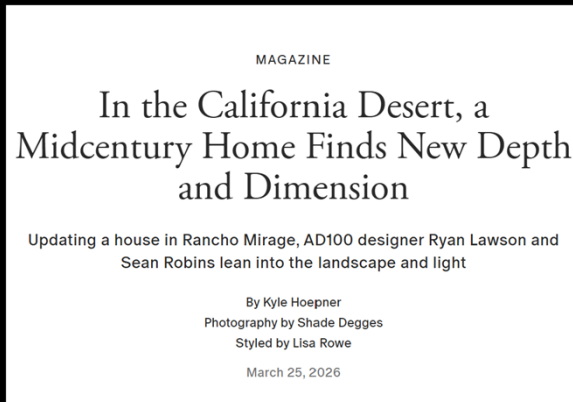
- Classic Mission Modern style
- 30 acres
- Situated on double-fairways
- 7 pools/spas
- 573 trees (hardwoods, citrus, palo verdes, palms)



- Our community was formed in 1979 in a Classic Mission Modern Style.
- We have 62 homes sitting on 30 acres of land. That is more acreage per unit than any other development in Mission Hills. The acreage is enhanced by the double fairways on the Dinah Shore Tournament course.
- Our tree canopy consists of 573 trees: 335 hardwood trees that were all planted as saplings and 238 palm trees.
- Tucked in to the community are 7 pools and spas.
- And now 47 years later we have a community undergoing significant and welcome changes.



Understanding Today



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- One home was recently featured in *Architectural Digest*.
- Other homes are being revitalized, helping to support the overall appeal and marketability of the community.
- Homeowners are making conscientious decisions and improving not only the inside of their homes, but the landscaping as well. (The landscape renovation started 15 years ago.)
- We have mature trees, a thriving wildlife scene with geese, ducks, coyotes, the occasional swan, as well as fishing in the pond.
- Flowers can be seen throughout the community.
- People care about their homes, they value the community they live in. And they respect the land they live on.
- At the same time homeowners understand the responsibility required to maintain these treasures.



Understanding Today

- Many of our shared assets are approaching the point of significant repair, replacement.
- Rising costs and evolving environmental requirements are changing how we plan for the future.
- Last major investment 2005: \$874,000 (\$1,520,000 adj. 2026)



- But with anything that is nearly 50 years old, many issues are facing our community.
- We have shared assets that are in need of significant repair, replacement or modernization.
- Rising costs, inflation, and evolving environmental and regulatory requirements have made long-term planning more important than ever.
- The last major investment this community made was in 2005 for \$874,000. In today's numbers that equates to \$1,520,000. Nearly double.



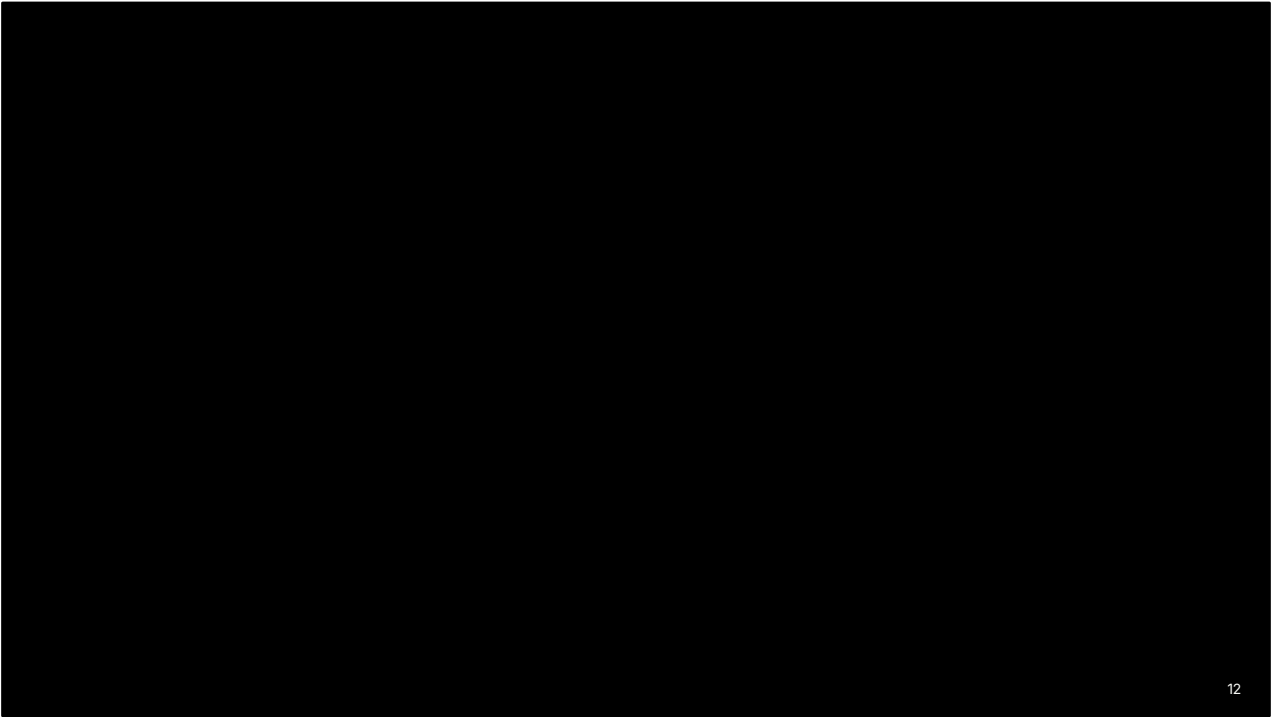
Capital Item Cost Inflation



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- Our assets and infrastructure are aging, and the cost to replace them has increased significantly.
- The average cost of one coat of paint has nearly tripled in 11 years (the last time we painted).
- A basic roof reframing, not even a total replacement, has increased over 50%.
- A pool pump or heater, while certainly more energy efficient, has doubled.

Taken together, these realities make one thing clear: maintaining the community we value will require thoughtful planning, realistic budgeting, and a coordinated approach to future investment. The longer major needs are deferred, the more limited—and potentially more costly—our options may become.





Priority Areas



Roofs: Flat & Pitched



Pools and Spas



Landscape, Trees, Irrigation



Painting: Homes, Garages, Fences



Driveways



Garage Metering & Wiring

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In recognizing the need for an in-depth analysis of our community assets, the Park Vista 2035 committee identified 6 priority areas.

Those who regularly attend our monthly Board meetings will recognize these as the topics that consistently receive the most attention and discussion.

- 1) Roofs - both flat and pitched, homes and garages
- 2) Pools and Spas
- 3) Landscape, Trees, and Irrigation
- 4) Painting - to include homes, garages, and pool fencing
- 5) Driveways and sidewalks
- 6) Garage metering and wiring



Vendors

- Precision Painting
- RB Roofing
- AMS Asphalt
- JS Asphalt
- Common Ground Pools
- Kaps Pool Service
- Desert Crew
- Castellanos Tree Service

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To fully understand the scope of mission, we solicited estimates, with the help of our management company MCM, from various vendors including:

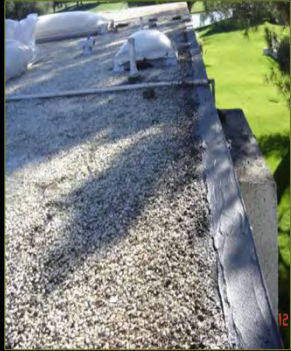
- Precision Painting
- RB Roofing
- AMS Asphalt, JS Asphalt
- Common Ground Pools
- Kaps Pool Service
- Desert Crew
- Castellanos Tree Service

We also consulted with homeowners who retained institutional knowledge and past data from previous spending, going back over 20 years.

All 30 acres of our community were examined including every garage and condo roof, pool and spa, driveway, tree and shrub, down to the tiniest sprinkler head.



A Roof Life: Twenty Years



Pre and Post Foaming 2005

August 2026

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Let's start with the roofs.

Here's an example of the same roof over the course of 20 years. *This was the first roof that was refoamed in 2005.*

- With the relentless heat of the climate we live in, as well as seasonal rains, roofs are constantly in need of repair. Most of the roofs that have been redone no longer have a warranty.
- There are two dozen garages that have have not been updated, as well as 7 condo roofs that have not had the *tile underlay membrane replaced*. (?)
- In addition, there has been no recent maintenance for cracked spanish tiles, *cracked skylights*, cracked underlayment, or general wear and tear.
- RB Roofing got on top of every single condo roof, both flat and pitched, as well as every garage roof. They provided an in-depth analysis of the situation.



Current Tar & Gravel Garage Roofs



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- According to the RB inspection report, there are 22 garage roofs with the original tar and gravel systems.
- They can be difficult to repair because it is not possible to determine the exact source of a leak.
- Due to the age and condition of these roofs, including multiple areas of hairline cracking, we cannot guarantee that minor repairs would resolve existing leaks or prevent future leaks.
- There are 3 garage roofs that could be repaired using a polyester webbing reinforcement.



Current Homes Roof



17

There are 28 flat condo roofs that require immediate maintenance of the polyester webbing reinforcement to prevent leaking.

Lastly, two units require a tile lift and relay. The existing underlayment has deteriorated and is no longer providing proper waterproof protection. The reason the tile must be removed is to allow us to properly tie in the foam roofing system at the parapet walls with the correct flashing caps and install new underlayment to achieve a proper, watertight roofing assembly. Unfortunately, this condition cannot be addressed through a simple patch or maintenance repair.

This roofing analysis indicated a need for:

- \$130,000 for immediate repairs, since the rainy season will be up us soon
- \$250, 000 for proactive roof replacements over 1-5 years
- \$50,000 for skylights over 1-5 years

Any new roof would be warrantied for 10 years, with the option of another 5-10 year extension.



Pools and Spas



18

Next we addressed pools and spas.

- Approximately 6 months ago homeowners responded to a survey regarding our 7 pools and spas. The survey explored the option of removing 1-2 pools. Removing a common area amenity like a pool requires agreement and a vote of 67% of the association's membership, per our understanding of the Davis-Stirling act that governs California HOAs.
- The survey responses suggested very strong, polarized feelings on the issue. "We are a pool community" was a typical sentiment expressed in favor of keeping all the pools. An alternative view was "I never see anyone in the pools."
- The community input was valued, and the overall judgment was to keep all the pools and spas as it was doubtful the 67% agreement could be achieved.
- As a result, all seven pools need to be kept functional, efficient, and code compliant.

We have recently hired a new pool cleaning contractor which has helped with day to day maintenance. Pool chemicals are now balanced and the maintenance is more

frequent and diligent.

However, this is only on the surface. Much of the pool equipment is housed behind trees and shrubs and/or is sunk below grade. Some pool equipment is long outdated and energy inefficient. In fact, much of the pool wiring is not up to current code. Drain covers are missing. The longer the pools and spa issues are left unaddressed, the costlier the repairs will be.



Pools and Spas (Pool 6)



19

Let's take a closer look at the current conditions.

- 2 pool experts provided an in-depth analysis of all pools and spas.
- Pool 6 requires a full structural replaster due to active surface finish failure, and it needs installation of a VGB-compliant dual split main drain system. While the pool is empty, the equipment pad electrical code requires re-wiring, and structural elevation of core hardware out of the deep well footprint needs to occur.
- Pool 6 is in the worst condition of the seven pools. But other pools will require a proactive replaster in the future. This would include a full plaster resurfacing, updated waterline tile markers, and concurrent VGB dual split main drain installation. (Pool 4 and 7 were replastered within the last couple years).



Pool Equipment Access



20

So what is hiding behind the hedges?

- Wiring that is not currently code compliant.
- Pool equipment that is in a dungeon-like maintenance pit. With the sunken nature of the pool equipment, debris accumulates and prevents optimal functioning.
- All 7 pools require deep well pump elevation & electrical code upgrades. This includes structural modification of the pool hardware sites to elevate core circulation and jet pumps out of subterranean deep wells, bringing assemblies completely flush with grade to ensure proper maintenance.

This comprehensively modifies the "behind the hedges" pool equipment enclosures, incorporating full sub-panel re-wiring, modern timing clocks, and GFCI/bonding verification to ensure uniform code compliance.

Mechanical Equipment & Automation Upgrades:

- Explicit funding for core hardware modernization across the facilities. This incorporates the purchase and installation of two (2) brand-new energy-efficient gas heaters, upgraded filtration backflush valves, and automated liquid chlorine/sanitation delivery dispensers to optimize chemistry control, reduce chemical operational waste, and extend overall equipment service life.

This in-depth analysis indicates the pool areas require:

- Two pools replastered and the "behind the hedges" updates for \$142,000 within the next couple years
- Two additional pools replastered in the next 6+ years \$100,000



Landscape: Edging



21

The third core area that our committee examined was landscape, trees, and irrigation.

- This covered a vast amount of acreage and included the most visible aspects of Park Vista.
- Many of our landscape community assets are at the end of their life cycle.
- However, with proper upkeep, maintenance, and trimming numerous struggling trees, shrubs, and landscaping can be saved.

As we look to our HOA landscaping, there are significant cost-effective opportunities to both enhance our appearance and protect our investments.

- Landscape edging is one such example.
- The bender board examples here could be updated with metal edging,
- Not only is this a cleaner look but it also helps reduce erosion while maintaining it's structure in the challenging heat we encounter.



Landscape: DG Erosion



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We currently have over 125,000 sq feet of desertscape in the HOA.

Decomposed granite, also know as DG, is a natural material we use that hardens to protect not only our plantings and trees but also to reduce the sand and blowing dust that gets into our homes, pools and impacts our paved surfaces.

A one-time renovation of the DG with on-going, thoughtful replacement over time would enhance our landscape aesthetics.

This analysis of the landscape edging and decomposed granite indicates:

- \$62,000 for the benderboard replacement
- \$63,000 for the initial DG renovation



Hardwood Trees: 335



Well Shaped, Pruned (1 year)



Overgrown

23

We have a massive and truly unique asset in our HOA tree canopy. Not only does it provide visual impact and value, it also creates tremendous shade and cooling on many of our homes and structures.



Hardwood Trees



24

A one-time hardwood tree renovation coupled with a consistent annual hardwood tree management plan (including shaping, de-fruiting, trimming and, when needed, removal and replacement of dead and damaged trees) would help ensure this defining feature continues to truly set Park Vista apart from any other community in Mission Hills.

The analysis indicates a need of :

- A one-time hardwood tree renovation of \$173,000 within the next five years
- Tree replacement of \$50,000 over five years
- Ongoing maintenance would be sourced from the operating budget.



Turf Renovation



25

In addition, we explored modernizing our planting strategies by transitioning to more durable, drought-tolerant plant varieties that require less frequent replacement while maintaining the character and beauty of the community.

We identified options to improve turf sustainability with new hybrid grass varieties and maintenance practices that can reduce the need for annual overseeding, lower water consumption, and decrease long-term operating costs.



Residential Irrigation



26

We also explored our aging irrigation infrastructure through phased replacement of valves, controllers, piping, and sprinkler components to improve water efficiency, reduce repairs, and prepare the community for future reclaimed water opportunities.



Reclaimed Water



27

Another opportunity on the horizon, in an effort to conserve our natural resources, Rancho Mirage, like numerous other communities, is transitioning some areas to reclaimed water.



Reclaimed Water



28

The Coachella Valley Water District (CVWD) plans to bring non-potable water to the area surrounding the Mission Hills Country Club through a targeted infrastructure initiative called the Non-potable Water (NPW) Offsite Pipeline Connection Projects.

This project aims to transition golf courses and large homeowner associations (HOAs) away from pumping local groundwater for outdoor irrigation. Instead, they will use a sustainable blend of recycled wastewater and imported Colorado River water. The project specifically aims to hook up massive local turf irrigators in the immediate vicinity, including Mission Hills Country Club. The nonpotable water is supplied by CVWD's regional Water Reclamation Plants (WRPs).

- Reclaimed water is several years away from being available in Mission Hills. However, when it is available we will need to transition our landscaping away from more expensive drinking water for the lawns.
- CA Assembly Bill 1572, which prohibits using drinking water to irrigate non-functional turf on commercial and HOA common properties, will assess a fee for not using non-potable water.
- Transitioning to CVWD's expanded, non-potable pipeline provides a more economical, stable long-term irrigation source. To implement reclaimed water we will need to adapt our irrigation system and tie into a pumping station.

This exploratory suggests a need for \$472,000 when the pipeline is ready. This includes the transition to an updated irrigation system.



Painting: The Situation Today



Painted 2015



Painted 2025

(by owner)

29

The 4th area of analysis was painting.

The condos and garages were previously painted in 2015, with darker and lighter wall colors, and a different color/finish for the large garage doors. The darker wall color has faded and the lighter color generally appears more resilient.

- Precision Painting broke down each area and separated out costs.
- Due to the nature of the color choice for the darker pony walls, these have weathered poorly and therefore are in most need of painting. A different color choice for this area could be explored in the future— a color that could hold up better in our climate, was suggested.



Painting: Pool Fencing





Painting: The Situation Today



31

The painting estimate includes all aspects of a thorough, complete job. Patching and repairing cracks, removal of fixtures, sanding where needed, and using two coats of paint.

The painting needs analysis indicates the following:

- Immediate painting of the dark color pony walls \$10,850
- Pool walls and fencing: \$16,100
- Repaint of entire community in the next 5 years: \$249,425



Driveways



32

The 5th core area involved driveways and sidewalks.

- Two companies provided opinions for these areas. Both companies indicated the current driveway underlayment was not installed at an adequate depth (50 years ago), therefore cracking occurred at an earlier rate, became more prevalent, and compromised longevity.
- A slurry coat can be applied in hopes the driveways can be sustained for an additional 3 years. However, all driveways must be eventually torn up, debris hauled away, and proper underlayment and asphalt reinstalled. This is a massive undertaking.
- With regard to sidewalks, this is a case by case basis. Most often sidewalks begin to crack and lift due to incursion from nearby tree roots. While an interim fix of shaving the sidewalk area down is used, that does not address the underlying problem. We believe that sidewalks and tree maintenance go hand in hand. Tree health and root incursion will be addressed prior to final sidewalk recommendations.

The analysis indicates:

- \$35,000 for a slurry seal within 1-3 years
- \$320,000 for complete asphalt removal and application within 3-5 years.



Garage Metering & Wiring



33

The final area our committee addressed was garage wiring and metering.

The Park Vista garage electrical system was installed in the 1970s with gas cars and golf carts in mind—not the combination of gas cars, golf carts, refrigerators, air conditioners, fans, and electric cars. One Park Vista homeowner frequently opens the overhead garage door manually because the circuit has blown due to a neighbor's electric use in the adjacent garage.

Currently our HOA pays for electricity to the garages. Garages are about 30% of the electric bill (30% of \$55,000, or around \$17,000)

- While a few homeowners with EVs or AC units already have their own meters, the majority do not.
- We investigated the feasibility of each homeowner installing a separate meter to their respective garage.
- Per conversations with SCE, the cost would be approximately \$1500-2000 per garage to install submeters off our HOA main (which then allows direct to unit usages attribution).
- In addition, it is likely another \$2500 per stall on average to prepare the unit for an EV (240V, empty conduit, breaker space) but not to install that final service. All of this depends on the distance to main feed. This area needs to be investigated further, with a more detailed analysis from SCE.

This future needs analysis suggests a total cost of \$217,000 in the next 6+ years.



Aesthetics: Pool Furniture



34

One final area that was addressed was the aesthetics of the community - pool furniture, increased walkway and common area lighting, mailboxes, and signage.

These are day to day aspects of living that will need to be prioritized at some point in the near future. A more detailed plan for upgrading mailboxes, more lighting, and updated signage is in the works.

The analysis indicates:

- \$150,000 for commercial grade pool furniture and larger shade umbrellas.
- \$50,000 for larger mailboxes, updated signage, additional path and walkway lighting.



Overall Investment



Roofs: Flat & Pitched



Pools and Spas



Landscape, Trees, Irrigation



Painting: Homes & Garages



Driveways



Garage Metering & Wiring



Implementation Priorities

Immediate	1-5 Years	6+ Years
• Painting Pony Walls, Fencing • Immediate Roof Repairs • DG Replacement	• Full Repaint (Homes, Garages) • Replace Tar Garage Roofs • Replaster 2 Pools (6,2) • Asphalt Slurry Coat • Large Tree Renovation • Replace Dead Trees • Bender Board Replacement • Aesthetics (lighting, signs)	• Refoaming Unit Roofs • Replace Skylights • Replaster 2 Pools • Pool Furniture • Asphalt Renovation • Garage Rewire • Reclaimed Water/Irrigations

36

The analysis gave us a clearer picture of where Park Vista stands today.

By evaluating each investment area based on current conditions, demonstrated needs, anticipated costs, and the consequences of delaying action, and potential weather impact from a wetter than anticipated El Nino 2026, we were able to establish a set of priorities for the years ahead.

Not everything needs to happen at once, but the analysis helps us understand what needs attention first, what we should begin planning for now, and how we can make thoughtful, informed decisions about Park Vista's future.



Investment Analysis Needs

Roofs: Flat & Pitched, Skylights	Pools & Spas, Pool Furniture	Landscape, Trees & Irrigation
Immediate repairs on homes & garages, replace gravel garage roofs, broken skylights, and refoaming of home roofs over 10 years:	Two pools replastered, bring equipment up to code and out of pits, commercial grade pool furniture and shade umbrellas:	DG replacement, bender board replacement, large hardwood tree renovation, replacement trees, and irrigation update for reclaimed water, aesthetics:
\$554,000	\$392,000	\$869,000
Painting: Homes & Garages	Driveways	Garage Metering and Wiring
Homes, garages, pony walls, pool walls and gates:	One slurry coat and one full replacement:	All 62 garages:
\$276,375	\$355,000	\$217,000

37

This chart shows our priority areas and the dollar amounts indicated by the analysis. We approached this responsibility with great care. Hundreds of hours were devoted to gathering accurate, current information and developing reasonable estimates for the Board to review, consider, and further evaluate.

We recognize that the numbers being presented are significant: \$2,663,000. They reflect the combined effects of aging infrastructure, deferred maintenance, rising costs, and environmental conditions over many years.

As Park Vista homeowners, we share a responsibility to be thoughtful stewards of our homes, our common assets, and the community we value. Addressing these needs will be challenging, but continuing to defer them may further limit our options and increase future costs.

The time has come to plan responsibly and take meaningful steps toward protecting Park Vista's future together.



Next Steps

- Budget Work Session: 9/2
- Board Meeting: 9/21

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Park Vista 2035 was never intended to be the end of the conversation. It was designed to start one.

We now have a clearer picture of where Park Vista stands, what our community will need in the years ahead, and the choices we will need to make together.

The next step is to listen, ask questions, consider our priorities, and begin shaping a plan that reflects both the needs of our community and what we value most about living here.

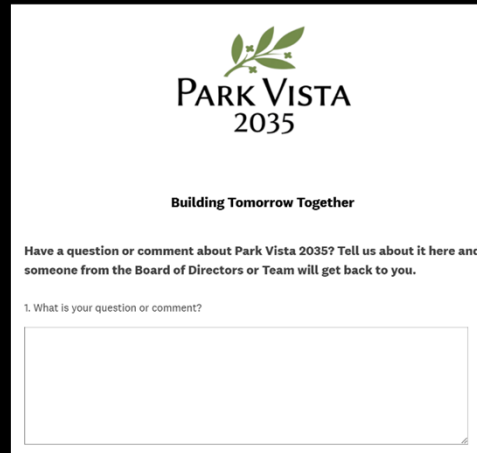
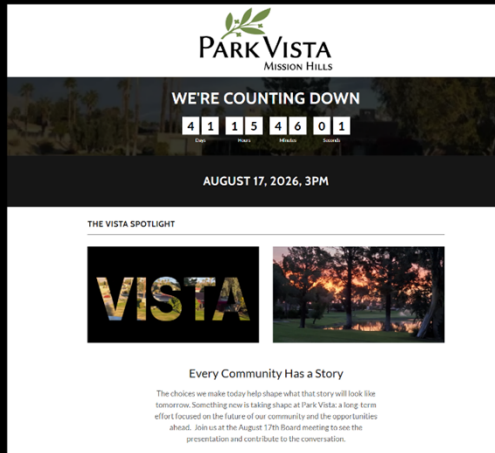
Today is the beginning.

Please join us for two additional community meetings, where we'll continue the conversation, explore the plan in greater detail, and hear your thoughts and ideas.

- September: Board's 2027 Budget Workshop: 9/2
- September Monthly Board Meeting: 9/21



Homeowner Resources



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During the next several months there are two other resources to help keep you in the conversation:

- We'll use the Association's website to publish updates
- And we have set up a Question site on the homepage in the event you have a question in between meetings. It will be monitored by the Park Vista 2035 team and your questions will be answered directly.



Thank you!

What Questions Do You Have?

40

We're happy to respond to any questions about this needs analysis.

What questions or reactions do you have?

Let's start with the Board and then transition to homeowners.

Jodi and Ben will manage this part of the session. If there are specific questions about any area, the team member closest to the topic can respond.