

## ***Cordova East HOA***

### **Minutes –Homeowners Association Board Meeting September 21<sup>st</sup>, 2021 6:30 PM, virtual Meeting-**

**To join via telephone:** +1-415-655-0001 US Toll

**To join via video meeting:** Join from the meeting link

<https://cordovaeasthoa.my.webex.com/cordovaeasthoa.my/j.php?MTID=m70c56216f561d1a2b2313e4eef7bbc7d>

**Meeting number:** 182 786 7909

**Meeting password:** 1115

Board Members in attendance: President #402 Mitch Pomerantz, Treasurer #218 Bud Slotky, Vice President #217 Kalina Velev, Secretary #108 Laura Chavarin, Member-at-large #223 Evelyn Wing,

Owners in attendance: #100/304Ash Milstead

- I. Call to Order, Mitch Pomerantz, President 6:30 pm
- II. Approval of Minutes for Meeting of August 17<sup>th</sup>, 2021, Laura Chavarin, Secretary -approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky

Balances as of 8/31:

- A. Operating Account \$107,382
  - B. Reserve Savings Account \$70,229. Reserve Certificates of Deposits (4) \$178,609
  - C. Total reserve cash is \$248,838
  - D. Total cash as of 8/31/2021 \$356,219
  - E. Bud confirmed there were no material issues for the month of August. Bud and Laura attested to the August financials.
    1. Reserve expenditures for August \$ 9,600 (balcony AC compressors moved during balcony repair)
    2. Total capital expenditures year-to-date of \$128,306 (railings and balconies and driveway loop)
    3. Delinquencies \$ 3,902
- IV. Old Business
    - A- Status of expired elevator permit-still pending East Building permit- elevators are still evaluated regularly for safety.
    - B- Repairs to balcony railing and walls and patching of holes- various units – All the patching has been completed however the Board was advised that a new section of railing must be added to meet Pool Code. Requesting additional information from Cornerstone on why extra work is required.
  - V. New Business
    - A- Privacy screens/coverings and tiles on balconies- rules and regulations will be revised to make clear what is and isn't permitted for safety and aesthetic perspectives. Board will discuss in Executive Session
    - B- Pool reopened- work on repairs have been completed.
  - VI. Suggestion Box- two messages in West box:
    - 8/21 Unit 316 is leaving dust, debris in elevator. Board was not aware of trash, now clear.
    - 9/7 people moving out of 315 created debris and left a mess. Matter has been addressed.
  - VII. Residents' Open Forum/Concerns (max 3 minutes per speaker)- Ash Milsted (currently a renter in escrow on another unit) asked about the retrofit representative attending today's meeting.

Board advised unfortunately, they would not attend today, but is invited to October's meeting. Ash asked about scope of repairs. Board indicated three or four buildings are in scope- buildings over carports and possibly front building are included. Scope will be determined once design is completed. Ash questioned if all balconies had new surfaces. Board advised some balconies were not included, including those with tiles and balconies with solid walls were delayed. Additionally, asked about the discussion on tiles on balcony, if that is regarding temporary type or permanent. Board mentioned that National Deck and Stair said any tile must allow water to drain. Board is pending the final decision and restrictions/options will be added to the Rules. Had financial question on balcony payments and commented that reserves looked good. Treasurer mentioned we have an additional \$80k for the National Deck and Stair work and the recent special assessment was made to cover the expected \$200k for retrofit. The bid in theory could go up due to the higher expenses for material costs. Board also mentioned we are looking to paint hallways and laminate the floor.

#### VIII. Announcements

- A- Domus International Group representative to attend October 19<sup>th</sup> Open Board meeting- Board encourages residents to attend. Board will post notices for residents to attend- tenants and owners.
- B- Board to review and update Cordova Rules and Regulations- Board is looking for owner input on the Rules. If any owner has any suggestion, they should submit them to Cornerstone.
- C- Annual Meeting and Board elections to be held November 16<sup>th</sup> – Current Board members are only candidates. Owners are encouraged to send in their ballots to complete the election.
- D- Reminder to wear masks in the complex – a resident was recently diagnosed with Covid. The Board wants to remind owners that even vaccinated people could pass the virus to others and to wear a mask and stay safe.

#### IX. Adjourn. 7:05 pm

Executive session to follow open meeting to discuss finances, security, and legal matters.

Next meeting October 17<sup>th</sup>, 2021 at 6:30 pm