

## **Cordova East HOA**

### **Minutes –Annual Homeowners Association Board Meeting November 16<sup>th</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, and Trevor Barrocas of Cornerstone

Owners in attendance: #123 Jamie Uyehara, #117 Adam Bart, #111 Alice Meerson, #402 Donna Pomerantz, #403 Areta Crowell

- I. Call to Order, Mitch Pomerantz, President – 6:35 p.m.
- II. Election of New Directors – As the Annual Meeting is being held virtually, ballots need to be either mailed to the address shown in your election materials, or dropped in the Suggestion Boxes located in the East and West Building lobbies. As of today, the ballot count is 31, not yet meeting quorum. Board hopes to receive the additional 4 votes prior to the December meeting.

**Members and candidates may witness virtually the review, counting and tabulation of secret ballots by the Inspector of Elections at this same date and time via WebEx should a quorum (35 ballots) be received.** The polls for election of directors will close at the discretion of the Inspector of Elections. As of the date of mailing of the revised Notice of Annual Meeting, September 27, 2021, the following individuals have been placed in nomination to the Board of Directors: Laura Chavarin, Mitch Pomerantz, Robert “Bud” Slotky, Kalina Velev and Evelyn Wing.

- III. Approval of Minutes for Meeting of 2021 Annual Meeting, Laura Chavarin, Secretary- approved
- IV. Review of Financial Information and 2022 Budget, Bud Slotky, Treasurer- annual materials including the budget will be sent out to owners by Cornerstone. Annual Budget- no raising of dues for 2022. Budget and financials approved.
- V. Review of Recent and Upcoming Maintenance Projects, Mitch Pomerantz
  - A. Balcony and railing repair/replacement- all work has been completed included additional railings near pool discovered during permit inspection.
  - B. Soft story earthquake retrofit- required by the City of Pasadena to be complete within five years. Through good recommendations and guidance, the Board secured a reputable company after a thorough search. Domus International Group was selected and contract was signed in July 2021. During the construction planned for early 2022, we will lose about 20-30 garage spaces. The Domus representative will be invited to a meeting to speak to all residents and provide information on noise and parking impacts. Board will continue to work to provide adequate parking solutions.
  - C. Replacing old carpets and floors- once soft story work is complete the Board plans to upgrade the flooring to a commercial laminate. The Board intends to enhance the building aesthetic, including painting and garden beds once the construction work is completed.

- VI. Suggestion Box- none
- VII. Residents' Open Forum/Concerns (max 3 minutes per speaker)

#123 Jamie- wondered if we asked the church if we can borrow some of their parking spaces in anticipation of the retro fit project. Board indicated we will do that once we know the dates and number of spaces we might need.

#403 Areta said that a new owner tripped on a step outside of the East Building and said they need a safety strip on each step. Cornerstone will have a vendor check to see if there is any gap in safety striping that needs to be corrected. Board requested to make sure all steps are ADA compliant.

- VIII. Other Business to Properly Come Before the Board-
- IX. Items from October HOA Meeting- none

#### General Session November Open Meeting

- I. Approval of Minutes for Open Meeting October 19<sup>th</sup>, 2021, Laura Chavarin, Secretary- approved
- II. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky- approved

#### Balances as of 10/31:

- A. Operating Account \$98,902
- B. Reserve Savings Account (US Bank) \$ 49,588. Reserve Savings Account (CBB) \$ 23,455  
Reserve Certificates of Deposits (4) \$153,712
- C. Total reserve cash is \$226,755
- D. Total cash as of 10/31/2021 \$325,657
- E. Bud confirmed there were no material issues for the month of October. Bud and Laura attested to the October financials.
  - 1. Reserve expenditures for October \$ 0
  - 2. Total capital expenditures year-to-date of \$204,312 (railings and balconies and driveway loop)
  - 3. Delinquencies \$ 4,677

#### III. General Session - Old Business

- A- Board review and update of Cordova Rules and Regulations – Board is reviewing and updating several areas of Rule categories. Including, balcony privacy screens and flooring policy; codify our move in/move out policy; an exemption for guide dogs to pet weight limit restriction; renovation/ remodeling information and lockbox guidelines. Board is also preparing a document for new residents that would include the rules and regulations applicable to both owners and tenants.

#### IV. General Session - New Business - none

#### V. Announcements

- A. Cordova website update- Board appreciates that Evelyn has updated the website for our owners and residents at ***CordovaEast.com***. It includes much of the information that

owners and renters need to have to keep awareness of what is happening in the complex. All residents and owners are encouraged to check out the website.

VI. Adjourn. 7:19 pm

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

Next meeting scheduled for December 21st, 6:30 pm

