

Cordova East HOA

Minutes –Homeowners Association Board Meeting December 21st, 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, Secretary #108 Laura Chavarin, Member-at-large #223 Evelyn Wing

Owners in attendance: #300 JoAnn Yen #402 Donna Pomerantz, #215 Didier Keymeulen

- I. Call to Order, Mitch Pomerantz, President 6:33 pm
- II. Election of New Directors– Having received a quorum (35 ballots) from owners, you are invited to witness virtually the review, counting and tabulation of secret ballots by the Inspector of Elections at this meeting via WebEx. 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.- postponed to January Meeting – Inspector of Elections was not in attendance.
- III. Approval of Minutes for Annual Homeowners Association Board Meeting of November 16, 2021, Laura Chavarin, Secretary- approved
- IV. Treasurer’s Report Including Ratification of Monthly HOA Financial Information, Bud Slotky

Balances as of 11/30:

- A. Operating Account \$126,285
- B. Reserve Savings Account (US Bank) \$ 49,588. Reserve Savings Account (CBB) \$ 16,075
Reserve Certificates of Deposits (4) \$153,712
- C. Total reserve cash is \$219,376
- D. Total cash as of 11/30/2021 \$345,662
- E. Bud confirmed there were no material issues for the month of November. Bud and Laura attested to the November financials.
 1. Reserve expenditures for November \$8,000 on retro fit project
 2. Total capital expenditures year-to-date of \$219,112 (railings and balconies and driveway loop)
 3. Delinquencies \$ 3,743
- V. Old Business
 - A. Board review and update of Cordova Rules and Regulations- an updated draft is in review with Board. Included is the updates to what is allowed on balconies, move-in and move-out language, service animals, remodeling policy. It should be available in January for distribution to the owners.
- VI. New Business
 - A. Thefts from East Building garage- two thefts in December of bikes and a garage remote. Reminder to not leave valuables in your vehicles or in parking space. A resident used their key and the apparent thief followed them in and then turned around let the other thieves in.

While there are security cameras, the thieves have been avoiding the cameras. The gates were reprogrammed. Another recent incident was a gate being tied open.

VII. Suggestion Box- none

VIII. Residents' Open Forum/Concerns (max 3 minutes per speaker)

#215 Didier -tenant saw a crack in corridor to ceiling- owner is not concerned but wanted to make sure it was not a problem. Board confirmed that it was inspected and found no structural issues. Board mentioned that with the retrofit project in January, there most likely will be more surface cracks that will occur.

Questioned if buildings are structural inspections every five years? Board indicated that City is requiring the retrofit inspection and repairs as necessary.

Questioned about parking spots being lost during the retrofit construction. Wondered if the red circle represents the specific spots being impacted? Board indicated that the spots under the building are impacted. We expect to lose about 15-20 spaces and are in negotiation to rent 10 - 12 spaces from the church next door. The Board also agreed that if owners have an extra space that can rent them out and use the guest spaces as well. Owner also wanted to confirm that residents will be informed of the impact to parking and noise via a virtual meeting and notices.

#300 JoAnn- Wondered if her spaces might be impacted, but it does not expect it to be required to reinforce the section that just has the patio over the spaces.

IX. Announcements

- A. Reminder to visit Cordova website: www.cordovaeast.com
- B. If the water needs to be shut off in your stack- must give 72-hour notice to units above and below. The rules require this notice.
- C. Need to remind all residents that smoking is prohibited within the complex by City of Pasadena. New signs have been placed around the complex reminding people not to smoke.

X. Adjourn. 7:09 pm

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

Next meeting scheduled for January 18th , 6:30 pm