

Cordova East Homeowners Association
Agenda –Open Board Meeting
February 15th, 2022 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, #217 Vice-President Kalina Velev, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin, Member-at-large #223 Evelyn Wing, and Cornerstone, Connie Barrocas

Owners in attendance: #300 Joann Yen, #304 Ashley Milsted, #105 Jing Johnson, #403 Areta Crowell

- I. Call to Order, Mitch Pomerantz, President 6:32 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of January 18th, 2022, Laura Chavarin, Secretary- approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky- approved

Balances as of 1/31:

- A. Operating Account \$93,058
 - B. Reserve Savings Account (US Bank) \$ 100,001. Reserve Savings Account (CBB) \$ 71,361 Reserve Certificates of Deposits (4) \$128,813
 - C. Total reserve cash is \$300,177
 - D. Total cash as of 1/31/2022 \$393,234
 - E. Bud confirmed there were no material issues for the month of January. Bud and Laura attested to the January financials.
 1. Reserve expenditures for January \$0
 2. Total capital expenditures year-to-date of \$0
 3. Delinquencies \$ 4,783
- IV. Old Business
- A. Board review and update of Cordova Rules and Regulations – Board approved the revisions at executive meeting in January and the draft was emailed to owners and posted to our website for comments. Cornerstone received some feedback on electric vehicle rules. Owner thought it was illegal to not allow common area use of electricity. Cornerstone indicated that is not a current requirement. HOA Rules allow for an owner to install their own charging station.

Board approved and adopted the Cordova East Rules and Regulations as written and these Rules will go into effect for all owners / residents on February 17th 2022.
 - B. West courtyard lights- Owner who reported the issue mentioned that the lights are now working properly.
- V. New Business- none
- VI. Suggestion Box- two notes regarding dog waste in and around elevators and in parking area. Dogs are also being washed in wash rooms. Note indicated this continues to be a problem and

wanted the Board to act. Board mentioned that anyone who witnesses a problem should report the time/date and potential resident to Cornerstone immediately so that Board can research it. Without specifics, there is no way to stop the unacceptable behavior. Owners/residents are advised if they “see something, they should say something”.

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

#403 Areta – wants flowers along front walkway and corner of Wilson. Thanked the Board for adding the stair strips.

#300 JoAnn- East lobby is flooded right now and the sump pump alarm is going off. Board will check to see if alarm is still going off.

#105 Jing- wanted to know about the retrofit project. Update provided under “Announcements”.

VIII. Announcements

A. 2022 Cordova East Board positions- Board will maintain their same positions for the upcoming term.

B. Update on seismic retrofit- Domus Group will be at the property on 2/16 to walk through of proposed work with Board and Cornerstone. Work is expected to start 2/28th or soon thereafter (NOTE: Board determined in post meeting to move **start date to 3/21** to allow for adequate resident notice and **Domus attendance at 3/15 Open Board meeting**). The permits are close to being approved. There are three guest parking within the complex and 12 parking spaces reserved from Trinity Baptist Church next door to be used by the 15 impacted units. The owners of the parking spaces will be notified shortly. Board hopes to get the information out to the impacted owners as soon as possible but expected by next week.

Spaces expected to be impacted:

West bldg. #26 Unit 216, #28 Unit 116, #29 Unit 102, #30 Unit 213, #31 Unit 200

East Bldg.- #32 Unit 308, #33 Unit 307, #34 Unit 108, #35 Unit 107

Small Bldg.- #65 Unit 123, #66 Unit 223, #67 Unit 122, #68 Unit 222, #69 Unit 121, #70 Unit 221

C. Reminder to visit Cordova website: www.cordovaeast.com

X. Adjourn. 7:25 pm

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

Next meeting scheduled for March 15th, 6:30 pm