

Cordova East Homeowners Association
Minutes –Open Board Meeting
March 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 Velez, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin, Member-at-large #223 Evelyn Wing, and Cornerstone, Connie Barrocas and Marco Brambilla of Domus International

Owners / residents in attendance: #300 Joann Yen, #304 Ashley Milsted, #403 Areta Crowell, #307 David Gwo, #112 Sam Chia, #111 Alice Meerson, #301 Steph H, #116 Ashish Mahabal, Anneliese Gomez, #402 Donna Pomerantz, #221 Mark Garcia, #200 Charlotte, Didier Keymeulen,

- I. Call to Order, Mitch Pomerantz, President- 6:33 pm
- II. Presentation on Seismic Retrofit Project, Marco Brambilla, Domus International Group and Cordova East HOA Board – This meeting of the Cordova East Homeowners' Association is open to all residents, owners and renters, to provide an opportunity to hear and understand how you will be affected by the seismic retrofit project beginning on or shortly after Monday, March 21st.

If you are an owner, but do not live in the complex, the Board urges you to inform your tenants to attend.

Discussion points: Marco Brambilla-

Permit has been approved and work is set to start on Monday, March 21st. A recent walk through was held to determine the walk ways that will stay open during the construction. The front entry will work normally including the gate and locks. The crew will use both car gates to access the work sites. He anticipates only two to three weeks of loud work to break up the concrete. City will inspect after the concrete has been opened. Passage ways to all parking areas will be accessible except where the impact spaces are. Monday the company will mark up the parking spaces to clearly identify where the work will take place.

#116 Ashish- Q. what time during the day will the work start? A. The crew will work M-F 8-3:30 each day- only three to four days of loud noise for each area of work. No real noise after 3 pm. Work may occur on Saturdays occasionally without much noise.

#300 Joann- Q. wanted to know if her parking spot was impacted. A. Board indicated her spot was not impacted. Her parking spot is near the work, will it impact her car? No- the work will be very local and careful.

#301 Steph- Q. will every day be loud? A. Project will be active 30 days. The work for each area for demolition should be 3-4 days then the noise will be lessened. Some welding, machine work will continue for the project. All four areas should be complete within the first two weeks of the project. Q: can you send out the list of impacted parking to know if I am on list? A. she is not on list.

#200- Charlotte Q. My parking space is garage. Will the work be staggered or all be started concurrently? A. Concurrently. Each type of work will be done for all areas before the next

stage is started. All four areas will be fenced off for the full time. The impacted parking spaces will not be available until all of the work is complete for that section- expected to be 2-3 months.

15 parking spaces will be impacted and the units have been notified that they should register for the spaces at the church next door. Residents will have to sign up for the assigned spot.

Pool access will not be impacted

#223 Evelyn- Q wondering if utilities will be impacted. A. There should be no interruptions to any utilities.

#221 Mark- will we be emailed the permit to park? A. yes, once Cornerstone has them she will send them out to Church by Thursday and they should issue the permits on Friday at latest.

III. Approval of Minutes for Homeowners Association Open Board Meeting of February 15th, 2022, Laura Chavarin, Secretary- approved

IV. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky- approved

Balances as of 2/28:

A. Operating Account \$96,043

B. Reserve Savings Account (US Bank) \$ 100,002. Reserve Savings Account (CBB) \$ 86,204
Certificates of Deposits (4) \$128,813

C. Total reserve cash is \$315,020

D. Total cash as of 2/28/2022 \$411,063

E. Bud confirmed there were no material issues for the month of February. Bud attested to the February financials.

1. Reserve expenditures for February \$3,000

2. Total capital expenditures year-to-date of \$3,000 retro fit design

3. Delinquencies \$ 4,637

V. Old Business

A. Revised Cordova Rules and Regulations – Board approved and posted to the CordovaEast website. Rules were effective February 17th, 2022. Board encourages all owners/ residents to review the Rules.

B. Flowers to be planted at Wilson/Cordova corner- flowers approved but have not been planted. Cornerstone will follow up with the gardeners.

VI. New Business- none

VII. Suggestion Box- two items in West building dated March 4 -deliveries of heavy items are left in walkways and on mail boxes. Please have them stop. Board indicated residents should ask vendors to have all packages delivered to their doors. Second item: Garage space #96 there is a car cover on the ground and needs to be removed. Board will authorize Cornerstone to contact owner to remove it.

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

#300 Joann- didn't see a notice about the gate code changing? Did a notice go out? And wondered if it was communicated. Board indicated that the change was to the vendor gate code – it is not for the residents use. Recommend each resident to program the gate to call your phone so you can let yourself in.

#304 Ashley- "d" in Cordova is falling off. Cornerstone will look into and have fixed. Wondered if tenants can register themselves for management notification? Cornerstone must hear from the owner directly. Board mentioned that all residents can access the CordovaEast website and that includes meeting minutes and useful information.

Board reminded owners to inform their tenants of any activities and information impacting the residents.

#116 Ashish- mentioned there was water in the common area around the unit #111/117. He wondered if it was going to be addressed. Cornerstone indicated there is now a vendor assigned.

#211- wanted gate code for the parking lot- was advised to call Cornerstone and they will help program the remote.

#217 Kalina- wanted to know if the management company pays to wash outside of windows. Board indicated that has never been performed by Board. Cornerstone indicated most do not cover that expense. Board declined to cover expense for exterior window washing.

#215 Didier- complaint from tenant that a car was parked perpendicular to other cars. Asked if anyone else complained? Board indicated to call Cornerstone and report the actual spot he should be parking in and the owner will be notified.

#307- tree next to East building in courtyard- when will it be trimmed? Board indicated there is a schedule and will review that. Most trees are trimmed every three years.

IX. Announcements

A. Reminder to visit Cordova website: www.cordovaeast.com – this includes tenants, can access the information about our community.

X. Adjourn. 7:43 pm

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

Next meeting scheduled for April 19th, 2022 at 6:30 pm