

**Cordova East Homeowners Association**  
Minutes –Open Board Meeting  
**June 21<sup>st</sup>, 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, and Member-at-large #223 Evelyn Wing and Connie Barrocas of Cornerstone

Owners in attendance: #402 Donna Pomerantz, #307 David Gwo, #320 Raegene Vavra (tenant) #203 Cathy Davis

- I. Call to Order, Mitch Pomerantz, President - 6:32 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of May 17<sup>th</sup>, 2022, Laura Chavarin, Secretary- approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky- approved

Balances as of 5/31:

- A. Operating Account \$70,795
  - B. Reserve Savings Account (US Bank) \$ 100,005. Reserve Savings Account (CBB) \$ 59,904  
Certificates of Deposits (4) \$103,864
  - C. Total reserve cash is \$263,774
  - D. Total cash as of 5/31/2022 \$334,569
  - E. Bud confirmed there were no material issues for the month of May. Bud and Laura attested to the May financials.
    1. Reserve expenditures for May \$37,353
    2. Total capital expenditures year-to-date of \$165,473 retro fit design and build
    3. Delinquencies \$ 4,373
- IV. Old Business
    - A. Update on seismic retrofit, Bud Slotky- the work on area under 121-123 is complete and cleaned up. Work under both East and West buildings are complete and almost cleaned, front building area work continues and is ready for concrete pour but requires a city inspection that has been delayed.
  - V. New Business
    - A. Completing and e-mailing smoke/carbon monoxide detector self-certifications- sign off for the retrofit requires a self-certification on smoke/carbon detectors in each unit. Board will discuss in executive session the several units that are still pending.
  - VI. Suggestion Box-
    - Dated June 11, 2022 (West Building) Packages continue to be delivered on top and under the mail boxes. Top is getting too much weight. Packages under the mail boxes prevent access to our mail boxes. Board is not able to prevent package placement.

- Please update on the new carpets, when will that be? It is planned for 2022. once retrofit work is completed the HOA has budgeted to replace the carpeting with new hard surface flooring on all floors and lobby.
- Is there any opportunity to update the elevators? There are no immediate plans to replace the elevators outside of planned maintenance
- Painting the exterior of building? Noticing a lot of chips and random spots that are faded. Something light and neutral? Board is looking to have the exterior / landscape updated once the infrastructure projects and planned flooring replacement is complete.
- West gate makes a loud noise, needs to be fixed- Cornerstone will have gate company check and address sound.
- Dated June 11, 2022 (West Building)Vendors are gaining access to the buildings. I encountered 2 this week on the third floor of west building. Board indicated vendors are allowed to go to units for delivery.
- Dated June 20, 2022 (West Building) Packages placed on top of mailboxes are too heavy and are detaching it [the mailbox unit] from wall. Also, packages placed on bottom of mailboxes prevent owners to open their mailboxes. Please make them change! Board checked mailboxes and it did not appear to be coming loose. Residents are able to move packages on floor to gain access to their mail boxes.

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

#203 Cathy Davis- thought the building needs painting on the inside and wants new flooring. Interior walls are getting banged up with people moving. Board indicated the flooring is planned and interior wall painting would be considered at this Fall's budgeting meeting for next year.

#307 David – when is tree going to be trimmed in courtyard? Tree trimming is on a three-year schedule. Owner mentioned three rats were caught inside his unit. Cornerstone has walked with the pest company to look for all openings to close to keep the rodents out. Board has sealed off all AC flues, and openings. Cornerstone mentioned owners may have changed plumbing over the years to allow the rodents to gain access to the building which is not visible. Pest company has active bait stations and are routinely serviced. Cornerstone asked residents to check for small holes inside unit to work with the exterior measures. Rae also mentioned that all the ivy, bushes hosts a lot of pests.

Mosquitos are a problem- Board will check sump pump wells for any standing water

VIII. Announcements

A. Reminder to visit Cordova website: [www.cordovaeast.com](http://www.cordovaeast.com)

**B. Reminder that no smoking is allowed in complex, within 20 feet of building or inside units**

IX. Adjourn. 7:10 pm

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

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