

Cordova East Homeowners Association
Agenda –Open Board Meeting
October 12th, 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, and Member-at-large #223 Evelyn Wing and Connie Barrocas, Cornerstone Management

Owners in attendance: Jamie Uyehara #123, Ashish Mahabal #116, David Gwo #307, Tiffany Tsai #312, Donna Pomerantz #402

- I. Call to Order, Mitch Pomerantz, President 6:31PM
- II. Approval of Minutes For Homeowners Association Open Board Meeting of September 14th, 2022, Kalina Velez, Vice-President - Bud moved, Kalina second, approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky - Kalina moved, Bud second, approved

Balances as of 9/30:

A. Operating Account \$ 92,336

B. Reserve Savings Account (US Bank) \$108,00 Reserve Savings Account (CBB) \$21,388
Certificates of Deposits (4) \$25,553 \$25,864 \$26,669 \$25832 = \$103,917

C. Total reserve cash is \$ 225,313

D. Total cash as of 9/30/2022 \$ 317,649

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

1. Reserve expenditures for September \$ 0

2. Total capital expenditures year-to-date of \$209,000 retro fit design

3. Delinquencies \$ 2654

IV. Old Business

A. Status: replacement of old carpets and floors - 3 floors where major work had to be done to smooth the subfloor; that work didn't take very long, and the boxes of flooring material are here in the lobby (east). West building is complete.

B. Proposed 2023 Cordova East budget - discussion of dues increase, by a fairly insignificant amount of 3% (ranges from \$11-16 per unit per month). We want to maintain a certain level of reserves (\$135,000) as a baseline in our reserve account. We will be seeing a 6% increase in what Cornerstone charges, so this is in response to things like that. Utility and insurance costs are also going through the roof.

V. New Business (none)

VI. Suggestion Box -

- A. broken lobby glass who pays? (the HOA, we determined it was an accident by reviewing the footage on the cameras) when will they finish the floors, tracking dirt into the condos, (they're done) rec room keys? (combination lock currently being used as a storage area for flooring materials). pool needs vacuum on bottom.
 - B. 9/24 - are we allowing hanging things all over balconies? it's very unsightly. (no) Also the parking spaces have boxes and things piled in front of their spaces, is this acceptable? please check. (what spaces?)
 - C. there has been so much noise in the west building since I work from home - I would love an ahead warning of extreme noise, there needs to be warning when the loud noise of construction from the lobby. (it was not in fact that loud and audible from the lobby)
 - D. Unit 404 construction is a nuisance, no warning or courtesy
 - E. Very loud construction from 4th floor, please give warning, banging and shaking in unit
- VII. Residents' Open Forum/Concerns (max 3 minutes per speaker)
- A. David Gwo - My balcony is facing 3rd floor laundry room (east building) and there's a screen window hanging there (almost fall off) - tried to put it back but failed, can we get it fixed?
 - B. Areta Crowel - there's a gap between the door sill and new flooring (can we ask to have that done?) - they did not put any edging under the doors bc that would require getting access to the units and that wasn't part of their contract
 - C. Jamie Uyehara - curious about what decision had been made about painting/boilers/flooring/vehicle gates/etc - the boilers and painting are not in next year's budget, asphalt may have to be done depending on what we hear from insurance carrier, have had some discussion about the driveway magnetic loop (all things that we know need to be done, but we need to have a level of reserve, so we need to prioritize) - flooring and earthquake retrofit was this year. Jamie is also wondering if it might be possible to replace the asphalt with something that isn't black? City of LA is trying to put brown paint (or something) over that since the black asphalt is a heat sink. (suggestions?: <https://www.amazon.com/Armor-Tinted-Exposed-Aggregate-Sealer/dp/B00ZSY43NI> or https://directcolors.com/tinted-concrete-sealer/?product_code=DC-EST&variant_id=24436&campaign=15287831904&adgroup=&feeditem=&keyword=&match_type=&device=c&network=x&creative=https://ad.atdmt.com/s/go;adv=11027242822695;ec=11027242823046;c.a=15287831904;s.a=google;p.a=15287831904;as.a=;qpb=1;?bidkw=&dvc=c&h=https://directcolors.com/tinted-concrete-sealer/%3Fproduct_code%3DDC-EST%26variant_id%3D24436&gclid=Cj0KCQjwy5maBhDdARIsAMxrkw0HF67AsxupK_CSUIAf8dsYMFCBASpIKGQSKvCApnePJ2zYZJ0PlwlaAqGJEALw_wcB)
 - D. Tiffany Tsai - noticed the smoking signs posted everywhere (which she really appreciates) - they worked for a little bit, but they're kind of being ignored now? 3rd floor now reeks of cigarette smells. Is there a way we can continue to reiterate the no smoking policy? it doesn't seem that the neighbor is taking it seriously.
- VIII. Announcements
- A. Annual Cordova East HOA Meeting and election of Board - ballots will be coming to the mail soon
 - B. "No Smoking" signs posted - discussed
 - C. Reminder to visit Cordova website: www.cordovaeast.com - if you are a tenant and may have a landlord that isn't diligent about keeping you up to date about what's going on here, evelyn is very good about keeping it up to date.
- IX. Adjourn. - Bud moved, Evelyn second, approved at 7:08 PM

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

Next meeting scheduled for Wednesday, November 9th, 2022 at 6:30 pm