

Cordova East Homeowners Association
Minutes –Open Board Meeting
November 9th, 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, #108 Secretary Laura Chavarin and Member-at-large #223 Evelyn Wing

Owners in attendance: #312 Tiffany Tsai , #403 Areta Crowell, #315 Stewart Kluff & Aruka, #402 Donna Pomerantz, Ashley Milstead

- I. Call to Order, Mitch Pomerantz, President -6:30 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of October 12th, 2022, Kalina Velev, Vice-President- approved
- III. Treasurer’s Report Including Ratification of Monthly HOA Financial Information, Bud Slotky

Balances as of 10/31:

A. Operating Account \$97,941

B. Reserves

a. Reserve Savings Account (US Bank) \$25,009

b. Reserve Savings Account (CBB) \$ 104, 721

c. Certificates of Deposits (4) \$ 103,917

C. Total reserve cash is \$ 233,647

D. Total cash as of 10/31/2022 \$ 331,647

E. Bud indicated all financials were not available yet for the month of October. Bud will attest to the October financials in December

1. Reserve expenditures for October \$0

2. Total capital expenditures year-to-date of \$ 249,967

i. retro fit design \$6,000

ii. retrofit construction \$209,917

iii. Flooring \$34,050

3. Delinquencies \$ 3284

IV. Old Business

- A. Status: replacement of old carpets and floors- West and East buildings are completed. Final details are pending such as the doors need to be adjusted for new higher height of floors.
- B. Loose window screen, 3rd floor East laundry room- Cornerstone created a workorder and it has been fixed.

V. New Business (none)

VI. Suggestion Box- none

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

#315 Stewart Kluff – two concerns – one is debris that comes down from roof near their door. He indicated they mentioned to Cornerstone each month for three months via a work order but it has not been addressed. Board asked them to send an email to Cornerstone so Board can follow up. Noticed two residents using two guest spots continually with their three cars. Board asked to also include the information about the units using the guest spots in the email so Cornerstone can send them a notice to quit. Board can follow-up, but Cornerstone will need license numbers. Areta Crowell – Mentioned needed molding around doors to finish flooring. Also wondered about the front pillars when they would be finished. Also, the front unit over entrance stairs look like they are crumbling. Board mentioned that the front pillar work is proceeding, not sure when they would be complete as Brad of Cornerstone is out this week. Board mentioned a good suggestion on the stairs is to take a picture and send to Cornerstone. Board also suggested to take a picture of area that needs to be completed as a result of the new flooring and send to Cornerstone.

#315 Aruka- has West building elevator been inspected since the sign is expired. Board indicated they were certified in September but the sign has not yet been received from State. Board also mentioned that the elevators are inspected monthly.

Kalina mentioned a no smoking sign was broken. She will send notice to Cornerstone to repair.

VIII. Announcements

- A. Replaced pool pump
- B. Annual Cordova East HOA Meeting and election of Board- December 14th – Six candidates running for five spots.
- C. Reminder to visit Cordova website: www.cordovaeast.com

IX. Adjourn. 6:57 pm

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

Next meeting scheduled for Wednesday, December 14th, 2022 at 6:30 pm