

Cordova East Homeowners Association
Minutes –Open Board Meeting
January 11th, 2023 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, Vice President #217 Kalina Velev, Secretary #108 Laura Chavarin, and Member-at-large #223 Evelyn Wing

Owners in attendance: #402 Donna Pomerantz

I. Call to Order, Mitch Pomerantz, President- 6:31 pm

II. Election of New Directors

As the HOA Board election was not concluded at the Annual meeting due to fewer than the 35 required ballots for a quorum, if you have yet to send in your ballot, it can still be mailed either to the address shown in the election materials, or dropped in the Suggestion Boxes located in the East and West Building lobbies.

Members and candidates may witness virtually the review, counting and tabulation of secret ballots by the Inspector of Elections at this same date and time via WebEx should a quorum be received. The polls for election of directors will close at the discretion of the Inspector of Elections. As of the date of mailing of the revised Notice of Annual Meeting, November 14, 2022, the following individuals have been placed in nomination to the Board of Directors: Laura Chavarin, Mitch Pomerantz, Robert “Bud” Slotky, Kalina Velev, Evelyn Wing and Anar Zarbaliyev.

Ballot count as of meeting start was insufficient to hold election during January Meeting. Deferred to February meeting.

III. Approval of Minutes For Homeowners Association Open Board Meeting of December 14th, 2022, Laura Chavarin, Secretary - approved

IV. Treasurer’s Report Including Ratification of Monthly HOA Financial Information, Laura Chavarin, Secretary- approved

Balances as of 12/31:

A. Operating Account \$70,342

B. Reserve Savings Account (US Bank) \$25,009. Reserve Savings Account (CBB) \$ 65,718
Certificates of Deposits (4) \$ 103,943.

C. Total reserve cash is \$194,670

D. Total cash as of 12/31/2022 \$265,012

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

1. Reserve expenditures for December \$0

2. Total capital expenditures year-to-date of \$325,635 retro fit design and build, flooring

3. Delinquencies \$ 3,082

V. Old Business

A. Flooring is complete including molding

- VI. New Business (none)
- VII. Suggestion Box- none
- VIII. Residents' Open Forum/Concerns (max 3 minutes per speaker)

#106 Ashish (by proxy) is still dealing with no hot water in his master bath. Cornerstone will evaluate if HOA issue.

#402 Donna- tried using quarters in 3rd and 4th floor washers in East building however the mechanism did not work to activate the wash. It was reported to Cornerstone earlier this week. Cornerstone maintenance has been impacted by the recent heavy storms. Also mentioned there are two roof leaks in their unit- which has been reported to Cornerstone. Roofers cannot repair when roof is wet.

#217 Kalina mentioned she heard the sump pump alarm sound during the storm. No flooding was detected. She mentioned West gate does not fully shut periodically. She also mentioned the signs to activate the gate without power needs to be placed on the inside of gate, not outside.

- IX. Announcements

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

- X. Adjourn. 6:50 pm

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

Next meeting scheduled for February 8th, 2023