

Cordova East Homeowners Association
Minutes –Open Board Meeting
February 8th, 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, Treasurer #218 Bud Slotky, and Member-at-large #223 Evelyn Wing. Owners in attendance: David Gwo #307, Donna Pomerantz #402

- I. Call to Order, Mitch Pomerantz, President 6:30PM
- II. Election of New Directors - a quorum was not obtained. The board will review our quorum requirements during the Executive session.
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. 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.
 - Connie has indicated that we may be able to declare the election closed (and change our rules and regulations to require fewer votes)
- III. Approval of Minutes For Homeowners Association Open Board Meeting of January 11th, 2022, Kalina Velev, Vice President , Bud Slotky moves, Kalina seconds, approved
- IV. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky

Balances as of 1/31: Kalina moves, Bud seconds, approved
 - A. Operating Account \$60,176.10
 - B. Reserve Savings Account (US Bank) \$25,009.33 . Reserve Savings Account (CBB) \$\$74,349.68 Certificates of Deposits (4) \$103,943.17 .
 - C. Total reserve cash is \$203,302.18
 - D. Total cash as of 1/31/2022 \$263,478.28
 - E. Bud stated that he had not finished his review of the January financials and would report on them next month
 1. Reserve expenditures for January \$2,275
 2. Total capital expenditures year-to-date of \$2,275 - boiler pump for west building
 3. Delinquencies \$2,574
- V. Old Business
 - A. Unit 116, no hot water in master bathroom - the Board will consider replacing the 16 plumbing stack.

- B. Broken coin returns third and fourth floor East Building washing machines - Repaired
- C. Another report of hearing a rodent in unit 105 - the Board will act on bid from Janus Pest control to place and check rodent bait stations. entry points to be sealed by property handyman.

VI. New Business:

- A. none

VII. Suggestion Box

- A. none

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

- A. 217, Kalina: garage opener- Opener not working properly. Receiver placed in metal box which means the opener must be close to the box. Board will follow up with Brad.
- B. 402, Donna mentions a time that they thought the elevator was broken, but found it was just held on an upper floor and someone had left it open

IX. Announcements

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

X. Adjourn. 6:52 PM Kalina moves, Bud seconds, approved

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

Next meeting scheduled for March 8th, 2023