

Cordova East Homeowners Association

Minutes –Open Board Meeting

March 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, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin, and Member-at-large #223 Evelyn Wing and Connie Barrocas of Cornerstone Management Company

Owners in attendance: #402 Donna Pomerantz, #307 David Gwo,

- I. Call to Order, Mitch Pomerantz, President 6:32 pm
- II. Election of New Directors, Mitch Pomerantz, President- Cornerstone Management and our legal counsel indicated that since two attempts to make a quorum was made and the HOA can close the elections. The current Board has now officially been determined to remain in place for another term and positions will be determined in executive session. The Board will continue to be made up of Mitch, Bud, Evelyn, Kalina and Laura. Board will consider drafting an amendment to lower our quorum for future elections.
- III. Approval of Minutes For Homeowners Association Open Board Meeting of February 8th, 2023, Laura Chavarin, Secretary- approved
- IV. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky- approved

Balances as of 2/28:

- A. Operating Account \$58,354
 - B. Reserve Savings Account (US Bank) \$25,009. Reserve Savings Account (CBB) \$ 80,707
Certificates of Deposits (4) \$ 103,943.
 - C. Total reserve cash is \$209,659
 - D. Total cash as of 2/28/2023 \$268,014
 - E. Bud confirmed there were no material issues for the month of February. Bud and Laura attested to the January and February financials.
 1. Reserve expenditures for February \$0
 2. Total capital expenditures year-to-date of \$2,275 (boiler pump)
 3. Delinquencies \$ 2,411
- V. Old Business
 - A. Unit 116, no hot water in master bathroom- board approved bid to have both fresh/waste line stack replaced
 - B. Pest control- board approved bid from Janus pest control to place and check bait stations, and all entry points have been sealed.
 - C. Problem with gate openers- several individuals have had their remotes reprograms. Brad said gate sensor may have been impacted by rain, looking into upgrade sensor.
 - VI. New Business (none)

- VII. Suggestion Box- Cornerstone received a complaint from an owner concerned about packages scratching new floor. Wanted a notice posted for drivers to not slide packages on floors or put heavy boxes on the mailboxes.
- VIII. Residents' Open Forum/Concerns (max 3 minutes per speaker)
 - A. #307 David – asked Cornerstone about how to recycle furniture and wondered if cost would be covered by HOA. Owner directed to contact Athens for special pick up or contact Goodwill. David also mentioned the laundry vent smell goes on to his balcony. Asked if the pipe be moved to point elsewhere? Cornerstone will check it out.
 - B. # 402 Donna- concerned about mattress that was thrown off stairwell. She mentioned that she spoke loudly at the time it happened about the mattress needing to be moved and next day it was gone. She wanted to make sure the HOA didn't pay for the removal.
- IX. Announcements -
 - A. Reminder to visit Cordova website: www.cordovaeast.com
- X. Adjourn. 7:00 pm

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

Next meeting scheduled for April 12th, 2023