

Cordova East Homeowners Association
Minutes –Open Board Meeting
May 10th, 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, #116 Ashish Mahabal

- I. Call to Order, Mitch Pomerantz, President 6:33 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of April 12th, 2023
Laura Chavarin, Secretary- approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky,
Treasurer (balances as of 4/30/23) – approved in executive session

Balances as of 4/30:

- A. Operating Account \$22,163
- B. Reserve Savings Account (US Bank) \$25,010. Reserve Savings Account (CBB) \$ 94,395
Certificates of Deposits (4) \$ 103,969.
- C. Total reserve cash is \$223,374
- D. Total cash as of 4/30/2023 \$245,538
- E. Bud mentioned there were some adjustments Cornerstone needed to make prior to
ratifying the results. Deferred to June meeting.
 1. Reserve expenditures for April \$0
 2. Total capital expenditures year-to-date of \$5,851 (boiler pump/balcony)
 3. Delinquencies \$ 1,569

IV. Old Business

- A. Completing work on 16 stack- According to Cornerstone drywall has been completed,
painting in progress. Per Board member who saw pictures of work in Unit 216 the work
performed is not up to standard. Another owner mentioned the drywall crew was not very
good. Board requested both owners to send the pictures of the drywall crew's work to send
to Cornerstone to have corrected.
- B. East side courtyard lights- Cornerstone indicated the timer has been corrected.
- C. Trimming Star Jasmine in courtyard- cornerstone mentioned it will be trimmed with next
gardener visit.
- D. West vehicle gate not closing properly- Cornerstone said corrected, however Board
member indicated still remains open. Follow up needed by Cornerstone.

V. New Business (none)

VI. Suggestion Box- not available

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

#217 Kalina- mentioned unit 216 has spotted termite holes/dropping and wanted to see what should be done. The complex area is treated regularly however owners can engage services to treat their own units. Will inquire with Cornerstone to see if an owner can be required to treat the infestation in their unit to avoid spreading to adjacent units.

Ashish- hot water has been restored. Wondered if he could get cost of plumber coming out to determine that the problem was within the walls. Board asked him to submit invoice with an explanation and the Board will review for payment consideration.

VIII. Announcements

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

IX. Adjourn.6:55 pm

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

Next meeting scheduled for June 14th at 6:30 pm