

Cordova East Homeowners Association

Minutes –Open Board Meeting

August 9th, 2023 6:30 PM, virtual and In-Person 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 Velez, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing

Owners in attendance: #222 Victor Medina

- I. Call to Order, Mitch Pomerantz, President 6:32 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of July 12th, 2023
Laura Chavarin, Secretary- approved
- III. Treasurer’s Report Including Ratification of Monthly HOA Financial Information, Bud Slotky,
Treasurer - approved

Balances as of 7/31:

- A. Operating Account \$38,816
 - B. Reserve Savings Account (US Bank) \$25,011. Reserve Savings Account (CBB) \$120,296
Certificates of Deposits (4) \$ 103,994
 - C. Total reserve cash is \$249,303
 - D. Total cash as of 7/31/2023 \$288,119
 - E. Bud confirmed there were no material issues for the month of July. Bud and Laura attested to the July financials.
 1. Reserve expenditures for July \$0
 2. Total capital expenditures year-to-date of \$5,851 (boiler pump/balcony)
 3. Delinquencies \$ 1,041
- IV. Old Business
 - A. Completing work on 16 stack- appears contracted work has been completed by plumbers. Remaining work is to be completed by other vendors. Unit 216 completed their own final repairs due to pending sale.
 - B. Cracks in walkway adjacent to East Building- Mario completed the repairs and eliminated the tripping hazard.
 - V. New Business (none)
 - VI. Suggestion Box

One item- West box: requested to keep elevator floor dry. Would like to see a sign posted to remind people to dry any wet residue. Board noted they have observed water in elevator and then resident cleaning up after themselves.
 - VII. Residents’ Open Forum/Concerns (max 3 minutes per speaker)

#217 Kalina- Wondering if people are having issue with garage door opener as she is having issues. The button needs to be pressed for over 10 seconds and at closer range to activate gate. The opener may need to be upgraded. Also Antennae on West gate may not be sensitive enough. She also mentioned the West gate is still staying open about 2-3 inches. The magnetic plate might not be hitting. Board will look into servicing. Kalina also mentioned she has been hearing several loud knocks in late hours-2-3 am on multiple occasions. She will report the time and date next time she hears it to have video checked.

#218 Bud mentioned a resident complained to him about the recent tree trimming. Board is satisfied with the work performed.

VIII. Announcements

A. Vote on lowering quorum requirement in HOA Bylaws- **only four more votes are needed**
– owners are asked to submit them as soon as possible.

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

IX. Adjourn. 6:53 pm

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

Next meeting scheduled for September 13, 2023