

**Cordova East Homeowners Association**  
Minutes –Annual Open Board Meeting  
**December 13<sup>th</sup>, 2023 6:30 PM,**  
**In-Person: Recreation Room and via WebEx-**

**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; Claudia Stephenson and Connie Barocas of Cornerstone

Owners in attendance: #402 Donna Pomerantz, #123 Jamie Uyehara, #319 Sarah Stanton

- I. Call to Order, Mitch Pomerantz, President. 6:30 pm
- II. Seating of 2024 Cordova East Homeowners' Association Board Members by Acclamation- Five candidates for five Board seats. Acclamation allowed three out of four years with the fourth requiring a vote. Board is seated by acclamation. Board and member approved.
- III. Approval of December 14, 2022, Cordova East Homeowners' Association Annual Meeting Minutes, Laura Chavarin, Secretary- approved
- IV. Review of Financial Information and 2024 Budget, Bud Slotky, Approved

Treasurer-level of reserves – prior year reserves balance (12/2022) was \$192,000 now \$252,000. The HOA continues to run low on reserves resulting in a 6% increase in monthly dues starting January 2024 which will allow an annual reserve contribution of \$100k. This is due to an increase in expenses such as insurance and utilities. Annual disclosures distributed to owners include the financial analysis.

- V. Review of Recent and Upcoming Maintenance Projects, Mitch Pomerantz
  - A. 2023 completed projects- repairs to 14 balconies on 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> floors; trimmed landscaping and trees; replaced 116/216/316 plumbing stacks; repaired leaking pipes in both garages, and repaired disintegrating stairs
  - B. 2024 projects- replace East and West building boilers; replace / upgrade both vehicle entry gates; review bids for replacing 119/219/319 plumbing stack
  - C. Other HOA-related matters- 6% dues increase for 2024, no special assessment anticipated.
- VI. Owner Open Forum/Concerns (max 3 minutes per speaker)

#123 Jamie asked who took over as handyman at Cornerstone. Michael will take over for Brad.

#319 Sarah- asked what it means to replace stacks. Board explained the old metal pipes get replaced with newer materials as drains start leaking. Board asked for Cornerstone to check on the stack replacement inventory. Secondly, she mentioned that it sounds like there is something living in ceiling of bathroom. Wondering how to handle it. Cornerstone indicated there is bait traps around the building. Owners in the building may have made an alteration that allowed access into the building such as uncapped pipes or unused toilets. May be an area between the ceiling and the roof which may run across several units. Board will discuss options about having Janus Pest Control back out.

#402 Donna- wondering about 4<sup>th</sup> floor lobby lighting. Will there be more lighting and the ceiling painted? Cornerstone indicated the light will be installed and ceiling repaired. Bud believed they were to be hardwired and no longer subject to owner's discretion. Donna also wanted to thank the Board and Cornerstone for all the effort they do.

VII. Suggestion Box- maintenance issue that has been directed to Cornerstone. Second issue was when would the landscape be completed under the "motel" area at front entrance. In budget for next year.

VIII. Other Business to Properly Come Before the Board

IX. Items From November 8, 2023 Open HOA Meeting

A. Approval of Minutes For Homeowners Association Open Board Meeting of November 8th, 2023 Laura Chavarin, Secretary- approved

B. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky, Treasurer - approved

Balances as of 11/30:

1) Operating Account \$50,105

2) Reserve Savings Account (US Bank) \$25,016. Reserve Savings Account (CBB) \$ 123,018  
Certificates of Deposits (4) \$ 104,021

3) Total reserve cash is \$252,057

4) Total cash as of 11/30/2023 \$302,162

5) Bud confirmed there were no material issues for the month of November. Bud and Laura attested to the November financials.

a) Reserve expenditures for November \$16,625. Resealing balcony decks, stucco)

b) Total capital expenditures year-to-date of \$37,665 (boiler pump / balcony/ tree/ painting)

c) Delinquencies \$1,953

C. Old Business

i. Painting exterior walls around property- pending stucco work decision

D. New Business - none

E. Announcements

i. Reminder to visit Cordova website: [www.cordovaeast.com](http://www.cordovaeast.com)

X. Adjourn. 7:15 pm

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