

Cordova East Homeowners Association

Minutes –Open Board Meeting

February 14th, 2024 6:30 PM, Hybrid- Rec Room and via Web-ex

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: #402 Donna Pomerantz, #123 Jamie Uyehara, #116 Ashish Mahabal, #204 Amir Mousavi

- I. Call to Order, Mitch Pomerantz, President 6:32 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of January 10th, 2024
Laura Chavarin, Secretary- approved
- III. Treasurer’s Report Including Ratification of Monthly HOA Financial Information, Bud Slotky,
Treasurer – approval tabled to March 13th meeting

Balances as of 1/31:

- A. Operating Account \$54,687
 - B. Reserve Savings Account (US Bank) \$25,018. Reserve Savings Account (CBB) \$88,743
Certificates of Deposits (4) \$ 104,112
 - C. Total reserve cash is \$217,874
 - D. Total cash as of 1/31/2024 \$272,561
 - E. Bud confirmed there were no material issues for the month of January. Bud and Laura
attested to the January financials.
 1. Reserve expenditures for January \$42,913 (Resealing balcony decks)
 2. Total capital expenditures year-to-date of \$80,578 (boiler pump / balcony/ tree/
painting)
 3. Delinquencies \$1,010
- IV. Old Business
 - A. Painting exterior walls around property- vertical faces of wall are pending paint.
 - B. Replacing light and painting ceiling of 4th floor East building lobby- completed. Threshold
broken and light in laundry room requires replacement. Cornerstone indicated they will be
completed shortly.
 - V. New Business
 - A. 12+ old lockboxes on front gate/ sign that need to be removed. Deadline is February 29th
to remove or label lockbox with parking space number prior to deadline or they will be
removed.
 - VI. Suggestion Box- feb 2nd- people without permits continue to park in guest parking spots leaving
no room for people with permits. Board does not have sufficient information to take action.
 - VII. Residents’ Open Forum/Concerns (max 3 minutes per speaker)

#402 Donna- laundry on 4th floor appears to need a new light bulb. Board mentioned the maintenance person normally replaces those when he sees it.

#116 Ashish- mentioned water stains from water leak and that Cornerstone has been notified. He wondered if there were any other leaks being reported? Board indicated they have not heard from other owners. There was a puddle in the lobby. Board will check lobby during next rain storm.

#204- Questions about ensuite laundry hook ups that were in place prior to purchase thirteen years ago. Wondered if it was grandfathered in. Board mentioned that laundry hook ups are expressly prohibited in individual units due to age of building plumbing. There are no grandfathered units.

#123 Jamie- sent an email asking for a digital suggestion box on the website. Board will look into that option or set up an email link to capture ideas. Also, received a letter from her insurance company that said only certified retrofits will be covered. Board indicated the City of Pasadena signed off on the retrofit work. Board referred her to City of Pasadena Public Works or Cornerstone. She also had a suggestion. Wondered the feasibility of having electric chargers for cars. There is a new company that offers installation at a lower cost that uses an app on a phone instead of running to a meter. Board indicated only guest spots would be available to install the chargers- if rates are at public rate then it becomes too expensive. Board is open to looking into this suggestion.

VIII. Announcements

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

IX. Adjourn. 7:10 pm

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

Next meeting scheduled March 13th, 2024