

Cordova East Homeowners Association

Minutes –Open Board Meeting

March 13th, 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, Cornerstone's Connie and Claudia

Owners in attendance: #402 Donna Pomerantz, #304 Ashley Milsted, #100 Ashish Mahaball

- I. Call to Order, Mitch Pomerantz, President 6:32 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of February 14th, 2023
Laura Chavarin, Secretary- approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky,
Treasurer (January month end totals included for correction from prior meeting)

Balances as of 2/29:

- A. Operating Account (January balance \$54,687) as of 2/29/2024 \$63,371
- B. Reserve Savings Account (US Bank) \$25,020. Reserve Savings Account (CBB) \$96,377
Certificates of Deposits (4) \$ 104,112
- C. Total reserve cash is \$225,509
- D. Total cash (January balance \$272,561) as of 2/29/2024 \$288,879
- 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 (Resealing balcony decks)
 2. Total capital expenditures year-to-date of \$80,578 (boiler pump / balcony/ tree/
painting)
 3. Delinquencies \$597

- IV. Old Business
 - A. Lockbox removal- completed
 - B. Painting exterior walls around property- completed
 - C. Laundry room light 4th floor East Building-electrician assigned to complete light repair
 - D. Digital suggestion box/email link for suggestions- suggestion box now available on website-
completed
 - E. Installation of electric charging station- research still pending
- V. New Business
 - A. Installation of new "No Smoking" sign West Building elevator- sign being made now
pending installation
- VI. Suggestion Box - none
- VII. Residents' Open Forum/Concerns (max 3 minutes per speaker)

#304- Ashley questioned about Board intent to paint building. Board is aware it needs to be done but HOA is expected to spend \$80k on replacing boilers this year. Painting is not currently a priority but will address as soon as it is financially feasible, potentially next year.

#100 Ashish – water damage has caused some stains on ceiling, was expecting to hear from Cornerstone on the repairs. Cornerstone believes it is being scheduled.

#402- Donna- #401 neighboring unit is vacant and up for sale with four parking spaces. She does not believe it has four spaces. Cornerstone said their records also reflect four spaces (51, 52, 95, 96). Cornerstone will request title report from Realtor to confirm space allocation.

VIII. Announcements

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

IX. Adjourn. 7:00 pm

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

Next Open Meeting scheduled for April 10th, 2024 via Web-ex only