

**Cordova East Homeowners Association**  
Minutes –Open Board Meeting  
**April 10<sup>th</sup>, 2024 6:30 PM, Web-ex Meeting Only**

**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, and Member-at-large #223 Evelyn Wing

Owners in attendance: #303 Piyush Deshmukh, #123 Jamie Uyehara, #219 Sarah Stanton

- I. Call to Order, Mitch Pomerantz, President 6:32pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of March 13<sup>th</sup>, 2023  
Laura Chavarin, Secretary (Evelyn Wing)- approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky,  
Treasurer

Balances as of 3/31:

- A. Operating Account \$56,110.20
- B. Reserve Savings Account (US Bank) \$25,020.94 . Reserve Savings Account (CBB)  
\$68,787.21. Certificates of Deposits (4) \$104,202.02
- C. Total reserve cash is \$198,010.17
- D. Total cash as of 3/31/2024 \$254,120.37
- E. Bud confirmed there were no material issues for the month of March. Bud attested to the  
March financials.
  1. Reserve expenditures for March \$1200
  2. Total capital expenditures year-to-date of \$. (boiler pump \$42,853 / tree \$5000
  3. Delinquencies \$1589

IV. Old Business

- A. Installation of new "No Smoking" sign West Building elevator-completed
- B. Removal of fallen tree-completed

V. New Business

- A. Discussion, return to remote Open HOA meetings only except for Annual meeting-further  
discussion at the Executive Meeting

VI. Suggestion Box- none

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

#303 Piyush explained that the latest proposal to install the HVAC condenser in what will be an open balcony but is currently an enclosed balcony. This would be done by removing the windows. Concerns of this proposal include the integrity of the walls and the flooring of the balcony from water intrusion and other safety structural concerns. Piyush to provide a detail report addressing the concerns to Michael at Cornerstone for review. The first proposal was to install the unit on the outside east wall of the building.

#123 Jamie asked for clarification on the HOA meetings, which will still be held monthly with an annual in-person meeting (mandated by Davis-Sterling) and the format of hybrid/on-line virtual to be determined soon. Follow-up on an earlier question of the installation of electric car chargers is still pending.

#319 Sarah consulted with other pest control companies regarding the continued presence of rodents (sounds) in her unit and reported that one of the companies suggested the installation of back-flow valves in the plumbing to prevent rodent entry. Sarah should forward those findings to Cornerstone, who is working with the HOA's contracted vendor, Janus Pest to address the issue.

VIII. Announcements

- A. Reminder to visit Cordova website: [www.cordovaeast.com](http://www.cordovaeast.com)
- B. Digital Suggestion Box now available

IX. Adjourn.

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