

Cordova East Homeowners Association

Minutes –Open Board Meeting

June 12th, 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, Vice President #217 Kalina Velev, Secretary #108 Laura Chavarin and Connie Barrocas and Claudia Stephenson from Cornerstone Management

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

- I. Call to Order, Mitch Pomerantz, President 6:30 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of May 8th, 2023 Laura Chavarin, Secretary - approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Laura Chavarin, Secretary-- approved
 - A. Operating Account \$61,399
 - B. Reserve Savings Account (US Bank) \$25,023. Reserve Savings Account (CBB) \$73,583
Certificates of Deposits (4) \$ 104,202
 - C. Total reserve cash is \$ 202,808
 - D. Total cash as of 5/31/2024 \$264,208
 - E. Bud confirmed there were no material issues for the month of May. Bud and Laura attested to the May financials.
 1. Reserve expenditures for May \$9,270
 2. Total capital expenditures year-to-date of \$53,323. (boiler pump / balcony/ tree/ painting / roofing)
 3. Delinquencies \$1,961
- IV. Old Business
 - A. Installation of electric charging station, Kalina Velev-Vendor has not provided the requested information.
 - B. USPS dropbox for outgoing packages, Mitch Pomerantz- package drop boxes are available at home depot then contact Post Office to install lock. Kalina will look into cost.
 - C. White car parking in Cordova guest space- owner was observed going across street, not on Cordova property. No recent sightings.
 - D. Reminder to break down boxes going into trash to prevent back up and overflow.
- V. New Business- none

VI. Suggestion Box - none

Prior concerns regarding smoking and individuals not cleaning up after their dogs- need to capture their unit number to report incidents to Cornerstone.

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

#319 Sarah Stanton– thank you for the boiler improvements. Following up on Pest quotes and concern around sewer or potentially a trap door in ceiling to trap a rat. Board received five companies to address – Rodent Masters, Pasadena Pest Control, Rodent Stop, Vision Pest Control, All Star Services. Board will continue looking into this matter and working on a final solution. Sarah offered to pay for the sewer inspection to help facilitate the solution.

#402 Donna Pomerantz – appreciates the new boiler.

VIII. Announcements

- A. Hydro-jetting schedule – June 13th and 14th
- B. Reminder to visit Cordova website: www.cordovaeast.com – encourage residents to review information on the website.
- C. Board is looking to remediating some rodent issues.
- D. Digital Suggestion Box now available

IX. Adjourn. 6:57 pm

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

Note- next meeting will be held July 17th, 2024 to accommodate Board member schedules.