

Cordova East Homeowners Association

Minutes –Open Board Meeting

September 11th, 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 Velez, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing and Connie Barrocas and Claudia Stephenson of Cornerstone Management Company

Owners in attendance: #105 Jing Johnson, #311 Troy Chase, #304 Ash Milstead, #319 Sara Stanton, #402 Donna Pomerantz

- I. Call to Order, Mitch Pomerantz, President 6:31 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of August 14th, 2024
Laura Chavarin, Secretary - approved
- III. Treasurer's Report Including Ratification of June, July and August Monthly HOA Financial Information, Bud Slotky, Treasurer - approved
 - A. Operating Account \$83,178
 - B. Reserve Savings Account (US Bank) \$25,025. Reserve Savings Account (CBB) \$ 44,075
Certificates of Deposits (4) \$ 104,293
 - C. Total reserve cash is \$ 181,025
 - D. Total cash as of 8/30/2024 \$264,204
 - E. Bud confirmed there were no material issues for the month of June, July and August. Bud and Laura attested to the June, July and August financials.
 1. Reserve expenditures for August \$0
 2. Total capital expenditures year-to-date of \$65,053 (boiler pump / balcony/ tree/ painting / roofing)
 3. Delinquencies \$3,711
- IV. Old Business
 - A. Installation of electric charging station-vendor has not responded to request for information
 - B. USPs dropbox for outgoing packages- each box is \$1,200 to \$1,500. Board will discuss at October meeting.
 - C. Gas shut-off valve installation- complete
 - D. Removal of car battery stored in spaces 41-42- completed
- V. New Business
- VI. Suggestion Box
 - 1-Resident requested update on charging station. 2- Inquiry on painting the building- Board has a number of priorities ahead of painting the building such as renewing infrastructure. Board will evaluate for 2025.

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

#311 Troy- requested six month (\$300 of \$360) parking spot fee prorated refund if possible since they are moving. Rule #9 in Rules and Regulations addresses parking permits but is silent on refunds. Board will discuss in Executive Session.

#105 Jing- noticed trash chute is being blocked on multiple occasions. What can be done about it? Board has regularly been fining residents for putting boxes in chute. Most recently the Holiday delay created extra trash in bin that backed up into chute.

#319 Sarah – Following up on investigation on rodent situation. Vendors have not been forthcoming with bids for this property. Cornerstone has been chasing down the vendors, tried over 20 vendors to provide bids with little success. Board expects to decide in October.

#304 Ash – strong smell of dog urine outside lobby. Recommend signs to be posted to keep dogs from urinating in courtyard. Board is not sure signs will make a difference. Ash also wondered about status of flooring noise. Board invited owner to attend Executive Session as it is on the agenda.

VIII. Announcements

- A. Cordova HOA Board elections- nominations forms have been mailed. If more than five nominees are received than the ballots will be mailed; otherwise the five will be appointed. Annual meeting will be held in December
- B. Reminder to break down boxes before disposing in trash bins
- C. Reminder to visit Cordova website: www.cordovaeast.com
- D. Digital Suggestion Box now available on website

IX. Adjourn. 7:20 pm

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

Next meeting scheduled for October 9th, 2024