

Cordova East Homeowners Association

Minutes –Annual Board Meeting

December 11th, 2024 6:30 PM, Hybrid- Rec Room and Web-ex Meeting

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, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing, Connie Barrocas and Claudia Stephenson from Cornerstone Management Company

Owners in attendance: #402 Donna Pomerantz, #123 Jamie Uyehara, #319 Sara Stanton, #111 Alice Meerson, #304 Ashley Milstead

- I. Call to Order, Mitch Pomerantz, President 6:30 pm
- II. Election of 2024 Cordova East HOA Board Members -- Ballots need to be mailed either to the address shown in your election materials, or dropped in the Suggestion Boxes located in the East and West Building lobbies.

Election ballot count will be held at January meeting when the Inspector of Elections is able to attend the meeting. Quorum was met with 23 ballots collected to date.

Members and candidates may witness the review, counting and tabulation of secret ballots by the Inspector of Elections at the Annual Meeting should a quorum (23 ballots) be received. The polls for election of directors will close at the discretion of the Inspector of Elections.

As of the date of mailing of the Notice of Annual Meeting, the following individuals have been placed in nomination to the Board of Directors: Laura Chavarin, Jing Johnson, Mitch Pomerantz, Robert "Bud" Slotky, Kalina Velev and Evelyn Wing.

- III. Approval of December 13, 2023, Cordova East HOA Annual Meeting Minutes, Laura Chavarin, Secretary- approved
- IV. Review of Financial Information and 2025 Budget, Bud Slotky, Treasurer- approved 2023 year-end review: EOY 2023 total assets \$307,887; 2023 total revenues \$376,126; 2023 total expenses \$369,968
- V. Review of Completed and Upcoming Maintenance Projects, Mitch Pomerantz
 - A. 2024 completed projects: replaced East and West boilers; installed gas shut off valves for 5.4 earthquake or higher; replaced leaking pipes in East and West garages; contracted with Rodent Stop to mitigate rodents; painted exterior wrought iron trim and replacing Wilson vehicle gate.
 - B. 2025 projects- rodent mitigation will continue for several months; repaint interior hallways and doors; complete exterior wrought iron trim paint; and replace one plumbing stack.
 - C. Other HOA-related matters- no special assessment issued for 2025 though Board reluctantly agreed to a 2.5% dues increase effective 2025 to counter higher cost of vendors and services.
- VI. Owner Open Forum/Concerns (max 3 minutes per speaker)

#123 Jamie- mentioned they she recently had car broken into and police mentioned that thieves can amplify the car fob in your unit to get into car. Recommends keeping fob

covered with metal (aluminum foil or in a can). Board can see about upgrading cameras. Board mentioned recent issue with cameras that made providing film to police unavailable- the camera memory was lost for a period of time. The cameras are now in working order.

#319 Sara- thanked the Board for entering into Rodent Stop contract- new company very thorough and she is relieved with new service.

#402 Donna- Mentioned on Nextdoor there is a lot of discussion of theft from cars advising not to leave anything visible. She also requested everyone needs to keep entry gates locked.

- VII. Suggestion Box – complaint on increase in dues, complaint that stairs and courtyard are dirty. Board discussed property cleanliness and most agreed that janitors do a very good job however there are times residents make messes that may go a day before janitor arrives and addresses. Consensus that gardeners do a fair job.
- VIII. Other Business to Properly Come Before the Board- none
- IX. Approval of Minutes For Homeowners Association Open Board Meeting of November 13th, 2024 Laura Chavarin, Secretary -approved
- X. Treasurer's Report Including Ratification of November Monthly HOA Financial Information, Bud Slotky, Treasurer - approved
 - A. Operating Account \$103,120
 - B. Reserve Savings Account (US Bank) \$25,029. Reserve Savings Account (CBB) \$74,604
Certificates of Deposits (4) \$104,386
 - C. Total reserve cash is \$204,020
 - D. Total cash as of 11/30/2024 \$307,140
 - E. Bud confirmed there were no material issues for the month of November. Bud and Laura attested to the November financials.
 - 1. Reserve expenditures for November \$ 0
 - 2. Total capital expenditures year-to-date of \$65,053 (boiler pump / balcony/ tree/ painting / roofing)
 - 3. Delinquencies \$2,696
- XI. Old Business
 - A. Posting signs reminding dog owners not to allow their animals to relieve in courtyard- now installed. Board also request residents to clean up after dog on parkway as well.
 - B. Coyotes sighted on property- one living in bushes appears to be gone, reminder for residents with small dogs to be aware. City of Pasadena has a brochure about living with coyotes for those interested.
- XII. New Business
 - A. Informal survey to determine interest in purchasing USPS drop box for outgoing packages. No apparent interest at this time from owners present.
- XIII. Announcements
 - A. Wilson gate break-in- November 26th and 27th – reminder to be mindful of what is left in vehicles.
 - B. Reminder to break down boxes before disposing in trash bins- fines will be issued.
 - C. Reminder to visit Cordova website: www.cordovaeast.com

D. Digital Suggestion Box now available on website

XIV. Adjourn. 7:15 pm

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