

Cordova East Homeowners Association

Minutes –Open Board Meeting

March 12th, 2025 6:30 PM, 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, Vice President #217 Kalina Velez, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing. Connie Barrocas, Michael Almeida and James Twomey from Cornerstone Management.

Owners in attendance: #402 Donna Pomerantz

- I. Call to Order, Mitch Pomerantz, President. 6:30 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of February 12th, 2025
Laura Chavarin, Secretary - approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky,
Treasurer - approved
 - A. Operating Account \$76,732
 - B. Reserve Savings Account (US Bank) \$25,032. Reserve Savings Account (CBB) \$98,244
Certificates of Deposits (4) \$104,477
 - C. Total reserve cash is \$227,754
 - D. Total cash as of 02/28/2025 \$304,486
 - E. Bud confirmed there were no material issues for the month of February. Bud and Laura
attested to the February financials.
 1. Reserve expenditures for February \$5,596 (gate)
 2. Total capital expenditures year-to-date of \$5,596
 3. Delinquencies \$3,818
- IV. Old Business
 - A. Pool clean-up- restoration expected to be completed March 13/14th. Drain hose will be
going into parking lot to allow pool water to be removed.
 - B. Cordova vehicle gate- replacement completed- working well.
 - C. Awning over East Building pool door -bid received and will be discussed during executive
session.
 - D. Unit 120 overflowing sink- hydro-jetting stack scheduled with DJ Rooters along with entire
complex. March 20th- for East building 9am-1pm; West and small building March 21st 9am
-2 pm. Cornerstone will notify residents to move vehicles during that time.
 - E. East garage clean-up- Janitor was notified to include this area in general cleaning.
- V. New Business- none
- VI. Suggestion Box-

- A. Cordova pedestrian gate not closing properly. Cornerstone made an adjustment to closing system. It should be working correctly now.
 - B. East building pool area door- missing part on handle. Cornerstone will check it out.
 - C. #203- wanted to thank residents for cleaning up after the wind/fires prior to janitor coming out. Requested the floor mats be put back outside of lobby.
- VII. VII. Open Forum/Concerns (max 3 minutes per speaker)
- #402- Donna- believes the comment submitted (B) is not the lobby door but the double doors on first floor. Mentioned she checks the door on roof nightly and noticed it is left ajar on a regular basis. She requested janitor be advised to close security doors when done.
- VIII. Announcements
- A. Reminder to break down boxes before disposing in trash bins
 - B. Reminder to visit Cordova website: www.cordovaeast.com
 - C. Digital Suggestion Box now available on website
- IX. Adjourn. 6:56 pm

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

Next meeting scheduled for April 9th, 2025