

**Cordova East Homeowners Association**  
Minutes –Open Board Meeting  
**September 17<sup>th</sup>, 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=m7cb53f1ffc8706126748def5f18750fd>

**Meeting number:** 2550 434 6340

**Meeting password:** 1115

Board Members in attendance: President #402 Mitch Pomerantz, Vice President #217 Kalina Velev, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing. James Twomey and Connie Barrocas Cornerstone Management Company

Owners in attendance: #111 Alice Meerson, #116 Ashish Mahabal, #100 Anar Zarbaliyev

- I. Call to Order, Mitch Pomerantz, President 6:30 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of August 6<sup>th</sup>, 2025, Laura Chavarin, Secretary - approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky, Treasurer - approved
  - A. Operating Account \$110,592
  - B. Reserve Savings Account (US Bank) \$25,038. Reserve Savings Account (CBB) \$140,677  
Certificates of Deposits (4) \$104,658
  - C. Total reserve cash is \$270,374
  - D. Total cash as of 08/30/2025 \$380,967
  - E. Bud confirmed there were no material issues for the month of August.
    1. Reserve expenditures for August \$0
    2. Total capital expenditures year-to-date of \$5,596
    3. Delinquencies \$6,658
- IV. Old Business
  - A. Painting interior of complex- defer to address hallway lighting first. Lighting is old and upgrade might be necessary ahead of choosing colors.
  - B. Removal of leaning tree Cordova and Wilson- City approved removal. Fuerta will remove.
  - C. Checking for plumbing leaks in units- reminder for residents to check for any leaks.
  - D. Repair of missing hinge phone box door East Building- management company could not find a box with a missing hinge.
  - E. Reattaching "No Smoking" sign- sign was reattached but should be replaced
- V. New Business- none
- VI. Suggestion Box –

Note indicating that a unit is leaving boxes in hallway by elevator and smokers taking down no smoking sign in elevator and dog owners allowing dogs to mess in hallways and elevators. Cornerstone will install new sign. Boxes have been removed.

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

#217 Kalina- noticed in West building on ground floor there is a hole in wall appears to be from a door knob. Board will have repaired.

VIII. Announcements

A. Reminder to break down boxes before disposing in trash bins

B. Reminder to visit Cordova website: [www.cordovaeast.com](http://www.cordovaeast.com)

C. Digital Suggestion Box now available on website

D. No smoking in and around complex in accordance with Pasadena Health Department ordinance

Note- Request Cornerstone to send message to all owners indicating it is strongly recommending that owners provide copies of the Rules to their tenants.

IX. Adjourn. 6:53 pm

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