

**Cordova East Homeowners Association**  
Minutes –Open Board Meeting  
November 12<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=m70c56216f561d1a2b2313e4ee7bbc7d>

**Meeting number:** 182 786 7909

**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.

Owners in attendance: #123 Jamie Uyehara

- I. Call to Order, Mitch Pomerantz, President 6:31 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of October 8<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 \$91,691
  - B. Reserve Savings Account (US Bank) \$25,040. Reserve Savings Account (CBB) \$156,690  
Certificates of Deposits (4) \$104,753
  - C. Total reserve cash is \$ 286,483
  - D. Total cash as of 010/31/2025 \$378,175
  - E. Bud confirmed there were no material issues for the month of October.
    1. Reserve expenditures for October \$0
    2. Total capital expenditures year-to-date of \$5,596
    3. Delinquencies \$5,841
- IV. Old Business
  - A. Painting interior of complex- deferring until lighting upgrade has been determined
  - B. Reattaching "No Smoking" signs- to be installed 11/17
  - C. Hole in wall across from elevator, ground floor West building- hole was repaired and a new hole was made. A knob guard should be installed to prevent a new hole after repaired.  
Board believes a stop on the floor might be better.
- V. New Business
  - A. Insurance- new policy in effect as of November 1<sup>st</sup>. Pool fencing was installed per underwriter requirements and permanent fencing to meet requirements will be pursued. In addition, trees need to be cut back five feet from building. Fuerta has been notified.
  - B. Dead/dying bushes Wilson side of complex- Fuerta has been advised of situation.
  - C. West elevator stopped working November 11<sup>th</sup>. Vendor was out and fixed it same day.
- VI. Suggestion Box

West building occupant: metal trim on elevator at each floor needs paint. Board mentioned painting is expected in 2026.

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

#217 Kalina- 2<sup>nd</sup> floor hallway light in West building, next to elevator is out. Board mentioned it should be reported via a maintenance request. Question on storage for garage, wanted metal not the plastic as described in CCRs. Board felt if the storage conforms in size and color as described in CCRs then it would be acceptable.

#123 Jamie mentioned another light is out in small building. A maintenance order was made.

VIII. Announcements

- A. Annual HOA meeting scheduled for Wednesday December 10th, will be held in-person and via webex. Currently only five candidates submitted for the Board, if no others are received prior to deadline, then the current Board will be placed via acclimation.
- B. Reminder to break down boxes before disposing in trash bins
- C. Reminder to visit Cordova website: [www.cordovaeast.com](http://www.cordovaeast.com)
- D. Digital Suggestion Box now available on website
- E. No smoking in and around complex in accordance with Pasadena Health Department ordinance

IX. Adjourn. 7:02 pm

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