

Cordova East Homeowners Association

Minutes –Annual Board Meeting

December 10th, 2025 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, Vice President #217 Kalina Velev, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing. James Twomey, Cornerstone Management Company

Owners in attendance: #403 Areta Crowell

I. Call to Order, Mitch Pomerantz, President 6:30 pm

II. Election of 2026 Cordova East Homeowners' Association Board Members

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, Mitch Pomerantz, Robert "Bud" Slotky, Kalina Velev and Evelyn Wing. If no other candidates make themselves known, the above persons will be declared the Cordova East HOA Board of Directors for 2026 at the January Open meeting.

III. Approval of December 11, 2024, Cordova East HOA Annual Meeting Minutes, Laura Chavarin Secretary- approved

IV. Review of Financial Information and 2026 Budget, Bud Slotky, Treasurer

Budget contains a 4% increase in dues. Of note, property insurance went up from \$30k to \$60k. Prior carrier deemed property non-renewable. Current insurance market is very difficult. Honeycomb is new carrier and they have some strict requirements such improving the existing pool fence which they deem inadequate. Temporary fencing has been installed.

V. Review of Completed and Upcoming Maintenance Projects, Mitch Pomerantz

a. 2025 completed projects- rodent mitigation company – work is guaranteed for life.

Replaced Wilson and Cordova vehicle gates. Replaced pipes in 19/20 stacks. Obtained insurance for complex despite difficult market.

b. 2026 projects: painting interior of halls and doors (originally scheduled for 2025- postponed due to poor lighting in hallways); lighting upgrade in hallways (West 2nd floor- vendor placed three types of lights to allow Board to choose which tone suits best); Possibly replace temporary fence with permanent option to meet insurance carriers' requirements (insurance carrier wants some stucco issues repaired that Board has not seen as a problem); and looking into replacing electrical sub-panels (if cost are too high project may be deferred until 2027).

c. Other HOA-related matters- no special assessments this year, but dues had to be increased by 4% to cover increased expenses.

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

#403 Areta - lights in courtyard are not working correctly. Cornerstone will look into addressing schedule. Also wanted to know when their plumbing stack would be replaced to assist with shower. Board will make a note on the prioritization list for building stack replacements. She also mentioned the trash company is supposed to replace full bin with empty bin versus removing the bin for a period of time causing a mess.

#217 Kalina – alarm panel keeps sounding off. Cornerstone scheduled a new vendor to check the panel as current vendor says it goes off due to water incursion which has not been located and service calls are too expensive.

VII. Suggestion Box - none

VIII. Other Business to Properly Come Before the Board- none

IX. Approval of Minutes For Homeowners Association Open Board Meeting of November 12th, 2025, Laura Chavarin, Secretary - approved

X. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky, Treasurer - approved

A. Operating Account \$34,583

B. Reserve Savings Account (US Bank) \$25,042. Reserve Savings Account (CBB) \$164,696
Certificates of Deposits (4) \$104,753

C. Total reserve cash is \$ 294,490

D. Total cash as of 11/30/2025 \$329,073

E. Bud confirmed there were no material issues for the month of November.

1. Reserve expenditures for November \$0

2. Total capital expenditures year-to-date of \$5,596

3. Delinquencies \$6,201

XI. Old Business

a. Painting interior of complex- deferred until lighting has been selected

b. Reattaching "No Smoking" signs- complete. Board indicated one additional sign by pool needs to be replaced and reinstalled due to vandalism.

c. Repairing hole in wall across from West Building elevator ground floor and installing doorstop- doorplate was installed. Wall patched and painted.

d. Dead/dying bushes Wilson side of property- requested vendor to address dying bushes by trimming back to see if they will regrow. He will also trim trees five feet from wall to meet insurance requirements. Flowers near front walkway should be replaced for spring.

e. Hallway lights out- samples being reviewed by Board.

f. Fire alarm panel- alarm being addressed.

XII. New Business

XIII. Announcements

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

- b. Reminder to visit Cordova website: www.cordovaeast.com (annual visitors: 348)
- c. Digital Suggestion Box now available on website
- d. No smoking in and around complex in accordance with Pasadena Health Department ordinance

IX. Adjourn. 7:22 pm

Executive session to follow Annual Open Meeting to discuss finances, security, and legal matters.

Next meeting scheduled for January 14th, 2026