

Cordova East Homeowners Association
Minutes –Open Board Meeting
January 14th, 2026 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, Treasurer #218 Bud Slotky, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing.

Owners in attendance: #302 Wen-Li, #215 Didier Keymeulen, #402 Donna Pomerantz

- I. Call to Order, Mitch Pomerantz, President 6:30 pm
- II. Ratification/Election 2026 Cordova East Homeowners' Association Board Members- the five candidates (all incumbents) were ratified.
- III. Approval of Minutes For Homeowners Association Open Board Meeting of December 10th, 2025, Laura Chavarin, Secretary -approved
- IV. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky, Treasurer - approved
 - A. Operating Account \$36,356
 - B. Reserve Savings Account (US Bank) \$25,043. Reserve Savings Account (CBB) \$172,704
Certificates of Deposits (4) \$104,844
 - C. Total reserve cash is \$ 302,590
 - D. Total cash as of 12/31/2025 \$ 338,946
 - E. Bud confirmed there were no material issues for the month of December.
 1. Reserve expenditures for December \$0
 2. Total capital expenditures year-to-date of \$5,596
 3. Delinquencies \$2,278
- V. Old Business
 - A. Replacing hallway lights- 70 LED light fixtures will be installed starting week of 1/18
 - B. Painting interior of complex- pending light replacement project completion
 - C. Replacing "No Smoking" sign adjacent to North parking area near pool- complete
 - D. Dead/dying bushes Wilson side of property- gardener is asking for more time to recover the plants versus removing
 - E. Fire alarm East/West Buildings – vendor scheduled for 1/23 to be fix/replace alarm
 - F. Courtyard lights- Cornerstone indicates timers are working as intended
 - G. Replace flowers near front walkway for Spring- no update
- VI. New Business
- VII. Suggestion Box - none

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

#302 Wen-Li- rodent issue identified – two dead rats were found in the air handler. Brought in pest control and they discovered holes in the air inlet. Owner was advised by management company that HOA has pest control company (Rodent Stop) under contract with lifetime warranty. Board mentioned we were not notified about pest issue. Rodent Stop inspected but said needed to escalate, no results yet. Board recommended to communicate with James at Cornerstone and make sure resolved immediately.

#402 Donna Pomerantz - two lamps in East Lobby are not working. Board advised they will be replaced in new light fixture upgrade. Also light near trash / laundry is not working well.

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

X. Adjourn. 7:01 pm

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