

**Cordova East Homeowners Association**  
Minutes –Open Board Meeting  
**February 11<sup>th</sup>, 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, Vice-President #217 Kalina Velev, Treasurer, #218 Bud Slotky, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing.

Owners in attendance: #207 Insung Hwang, #402 Donna Pomerantz, #304 Ashley Milstead

- I. Call to Order, Mitch Pomerantz, President 6:33 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of January 14<sup>th</sup>, and special executive meeting of January 29<sup>th</sup>, 2026, Laura Chavarin, Secretary - approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky, Treasurer – ratification deferred until March 2026. Both January and February financials will be ratified at March meeting.
  - A. Operating Account \$55,846
  - B. Reserve Savings Account (US Bank) \$26,043. Reserve Savings Account (CBB) \$178,186  
Certificates of Deposits (4) \$104,844
  - C. Total reserve cash is \$ 308,074
  - D. Total cash as of 1/31/2026 \$ 363,920
  - E. Bud confirmed there were no material issues for the month of January.
    1. Reserve expenditures for January \$0
    2. Total capital expenditures year-to-date of \$5,596
    3. Delinquencies \$1,245
- IV. Old Business
  - A. Replacing hallway lights- work has been completed on all contracted fixtures. Additional 12 emergency lights were identified as needing replacement to meet code. Bid under review.
  - B. Painting interior of complex- deferred until after exterior stucco work is completed
  - C. Fire alarm East/West Buildings – alarm is malfunctioning. Second vendor is working to solve ground fault problem. Board is aware alarm keeps beeping despite being turned off repeatedly. Vendor is trying to solve ASAP. Resident's patience is appreciated.
  - D. Replacing two lamps 4<sup>th</sup> floor East lobby and laundry room light- determined not 4<sup>th</sup> floor, but actually ground floor lights. May have been replaced. Board will confirm if resolved.
  - E. Stucco repair and painting of exterior- Insurance carrier requirement- two-part contract to be signed this week, first part of contract covers stucco repair for \$42, 400, second for \$109,480 for a total of \$151,880. **This work will necessitate an emergency assessment to cover this required expense as this work is non-negotiable to keep insurance.** Board projects special assessment to be charged April 1<sup>st</sup>, 2026 with a six-month repayment period. **Any owners with old windows should replace their windows ahead of the work. The owner of any unit with old windows will be responsible for any damage caused by water intrusion in the future as stucco company will not provide**

**warranty for old windows.** Owners should contact Cornerstone for window specifics and known installers.

F. Rodent issue in #302. This work is now resolved by HOA vendor and owner's vendor.

V. New Business- none

VI. Suggestion Box- none

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

#217 Kalina- the lock on the door in west building lobby to parking structure is not working. Board requested a maintenance request be submitted and will notify Cornerstone.

#207 Insung- suggested in-person meeting might be helpful for those not comfortable with computers. Board mentioned anyone can just call in without a computer.

#402 Donna- railroad ties might not be in place as courtyard is pooling when it is raining. Dirt appears to be clogging the drains. Also heard East lobby had water into lobby too. Cornerstone to be notified to look into securing drains and stopping mud runoff.

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

IX. Adjourn. 7:01 pm

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