

# ***Cordova East Homeowners Association***

Minutes –Open Board Meeting

**March 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 Velez, Treasurer, #218 Bud Slotky, Secretary #108 Laura Chavarin and Member-at-large #223 Evelyn Wing. Connie Barrocas, Cornerstone Management Company

Owners in attendance: #402 Donna Pomerantz, #123 Jamie Uyehara, #205 Dillan Bromley, #403 Areta Crowell

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

- II. Approval of Minutes For Homeowners Association Open Board Meeting of February 11<sup>th</sup>, 2026, Laura Chavarin, Secretary - approved
- III. Treasurer's Report Including Ratification of January and February Monthly HOA Financial Information, Bud Slotky, Treasurer - approved
  - A. Operating Account \$57,710
  - B. Reserve Savings Account (US Bank) \$26,043. Reserve Savings Account (CBB) \$183,667  
Certificates of Deposits (4) \$104,844
  - C. Total reserve cash is \$ 313,556
  - D. Total cash as of 2/28/2026 \$ 365,267
  - E. Bud confirmed there were no material issues for the month of February.
    1. Reserve expenditures for February \$14,430
    2. Total capital expenditures year-to-date of \$14,430
    3. Delinquencies \$1,095
- IV. Old Business
  - A. Pilot Painting and Construction- start of stucco and exterior painting- contract signed for \$151,881. The upcoming Special Assessment is the same amount and will be payable with a six-month repayment period if needed. Stucco repair should start in April.
  - B. Replacing hallway lights- all fixtures replaced except the emergency lights. Those should be installed within next two weeks.
  - C. Fire alarm East/West buildings- problem with wiring since January. Vendor cannot find the issue/ short circuit within the walls without building blue prints. Three of four issues have been resolved. Cornerstone to provide blueprints to vendor.
  - D. East building lobby end-table lamps not working- will have electrician come out to check timers.
  - E. Courtyard lights- electrician will check with other lighting work.
- V. New Business

- A. Broken lock West building lobby door to garage- closer is damaged and is breaking the lock. Cornerstone suggests to replace the closer then the lock.

VI. Suggestion Box

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

#205 Dillon- question about the alarm issue impacting the stucco work. Questions on how to reset the alarm- would like to know how to reset it. Alarm beep used to turn off for 24 hours after reset, but now down to 2 hours. Board provided code for owner to reset as needed until resolved.

#402 Donna- recommends alarm repairs to be completed ahead of stucco work.

#403 Areta- mentioned the lights are still an issue in the courtyard. Wondered if there is a budget for landscaping. Yes, the Board has an amount allocated however with all building work and need to remove bushes/trees away from walls garden, additional improvements will not be made ahead of building work. Areta also wondered about stucco work on balconies. Painting will be made on all stucco surfaces.

#123 Jaime- there is a crack on her balcony. Wondered if the pool is open. Yes, it is open and the fence will be coming down soon.

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. 7:21 pm

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