

Cordova East Homeowners Association

Minutes –Open Board Meeting

July 8th, 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, and Member-at-large #223 Evelyn Wing.

Owners in attendance: Jamie Uyehara #123

- I. Call to Order, Mitch Pomerantz, President 6:32pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of June 10th, 2026, Evelyn Wing, Secretary Pro Tem-approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky, Treasurer
 - A. Operating Account \$ 144,775
 - B. Reserve Savings Account (US Bank)\$25,099 Reserve Savings Account (CBB) \$ 191,169
Certificates of Deposits (4) \$105,026
 - C. Total reserve cash is \$321,244
 - D. Total cash as of 6/30/2026 \$ 466,019
 - E. Bud confirmed there were no material issues for the month of June.
 1. Reserve expenditures for June \$0
 2. Total capital expenditures year-to-date of \$18,370
 3. Additional projects outside of budget /reserves- Painting \$12,270 painting-operational from assessment
 4. Delinquencies \$ 2,003
- IV. Old Business
 - A. Stucco and exterior painting project-updated completion date is early September.
 - B. Fire alarm East/West buildings-alarms working; exposed wiring to be addressed by Board.
 - C. Adjusting lock courtyard gate to north parking lot-project to start soon.
 - D. Table lamps East Building lobby-currently in working order.
 - E. Bicycle theft East garage-expansive time frame and no focus of garage interior limit usefulness.
 - F. Clarifying Board policy on CCTV recordings-Board to address.
- V. New Business
- VI. Suggestion Box-reportedly may not be working, Board member to check.

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

- A. Question; When does special assessment end? September.
- B. Question: Color/type of paint for unit doors? Pilot Painting will paint.
- C. Question: Inquiry sent to Cornerstone regarding the lockbox: still not addressed.

VIII. 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

IX. Adjourn. 7:05pm

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