

Cordova East Homeowners Association

Minutes –Open Board Meeting

August 12th, 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: #307 David Gwo, #316 Arnon Lotem, #203 Debra Beyer & Cathy Davis

Call to Order, Mitch Pomerantz, President 6:32 pm

- II. Approval of Minutes For Homeowners Association Open Board Meeting of July 8th, 2026, Evelyn Wing, Secretary Pro Tem- approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky, Treasurer -approved
 - A. Operating Account \$180,041
 - B. Reserve Savings Account (US Bank) \$25,049. Reserve Savings Account (CBB) \$196,652
Certificates of Deposits (4) \$105,026
 - C. Total reserve cash is \$326,728
 - D. Total cash as of 07/31/2026 \$506,769
 - E. Bud confirmed there were no material issues for the month of July.
 - 1. Reserve expenditures for July \$0
 - 2. Total capital expenditures year-to-date of \$18,370
 - 3. Delinquencies \$4,652
- IV. Old Business
 - A. Stucco and exterior painting project- completion date expected early September.
 - B. Fire alarm East/West buildings- alarm is working. Some exposed wiring needs to be addressed.
 - C. Adjusting lock courtyard gate to north parking lot- recently fixed however fire inspector indicated it cannot be locked as it is considered an emergency exit.
 - D. Bicycle theft East garage- no more information provided.
 - E. Board policy on CCTV recordings- no current policy. Board looking into upgrading system.
 - F. Status of broken lockbox- it will be removed by Cornerstone if owner does not remove it.
- V. New Business
 - A. Wash Laundry Solutions new equipment and service- machines will have buttons but no longer accept coins. It will use an App or credit/debit card. New machines will be installed in all laundry rooms.
- VI. Suggestion Box -Owner emailed question, referred to Cornerstone.

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

#307 David wondered when painting project will be completed. Expected in early September. Stucco will be painted and wondered if the painters will notify each owner in advance of them doing work on their balconies. Yes, owners will be notified and balconies will be pressure washed first.

#203 Debra -When will the painters start again? They will start again in two weeks. Stucco patching is complete and painting will start soon. She mentioned they sent a letter to Cornerstone for the Board to review regarding some water damage in their unit. Also mentioned, ceiling was opened outside their door for a few months (due to alarm repair) and it was boarded up but they spotted a rat there two months ago. Board requested owner to send an email with full detail to Cornerstone so they can follow up for remediation and rat abatement.

#316 Arnon- bee hive needs to be removed from 4th floor. Board mentioned bid is higher than expected since it will require a boom. Requested Board explore closing up old water spouts to avoid future hives.

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. 7:05 pm

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

Next meeting September 9th, 2026