

Cordova East Homeowners Association

Minutes –Open Board Meeting

September 9th, 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 James Twomey, Cornerstone

Owners in attendance: #203 Debra Beyer, #123 Jamie Uyehara,

- I. Call to Order, Mitch Pomerantz, President 6:31 pm
- II. Approval of Minutes For Homeowners Association Open Board Meeting of August 12th, 2026, Laura Chavarin, Secretary - approved
- III. Treasurer's Report Including Ratification of Monthly HOA Financial Information, Bud Slotky, Treasurer - approved
- IV.
 - A. Operating Account \$215,895
 - B. Reserve Savings Account (US Bank) \$25,051. Reserve Savings Account (CBB) \$198,196
Certificates of Deposits (4) \$105,026
 - C. Total reserve cash is \$328,272
 - D. Total cash as of 8/31/2026 \$544,167
 - E. Bud confirmed there were no material issues for the month of August.
 1. Reserve expenditures for August \$0
 2. Total capital expenditures year-to-date of \$18,370
 3. Delinquencies \$4,780
- V. Old Business
 - A. Stucco and exterior painting project- expected to continue through end of October
 - B. Fire alarm East/West buildings- final test pending. Changing fire alarm companies.
 - C. Status of broken lockbox- completed
 - D. Wash Laundry Solutions installation of new washers/dryers- 9/16 and 17th installation.
 - E. Repair of broken tiles in courtyard East side- tiles ordered.
- VI. New Business
 - A. Package thefts- two package thefts recently. Video did not reveal any useful information,
 - B. Graffiti in East building elevator – now removed.
 - C. Annual meeting – in person and remote meeting scheduled for Wednesday December 9th, 2026. Currently only existing board members have submitted nominations. Election will not be required if no additional nominations received.

VII. Suggestion Box

Maintenance concerns, pest control needed, water is turning brown, gate to parking lot is not closing, wants painting schedule, please provide update on bike thefts. Board indicated there is a contract with Rodent Stop- owners need to fill out maintenance request to have pest control address area. Termites should be spot treated in each unit by owner as needed.

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

#123 Jamie- mailbox key does not work- request from Cornerstone. Contractor identified small, isolated patch of mold in kitchen. Contractor removed drywall and completed repairs.

#203 Debra- has water damage around their two windows. Filled out maintenance request for hole in ceiling outside unit but it is not completed. Property is not being maintained adequately. Concerned owners are not being represented.

#108 Laura- grip tape missing on several sets of steps (from pool to parking lot, pool to apartment building, and pool to lobby (should check all)), suggest to replace door that is warped by pool parking lot exit, fix parking covers that have been damaged ahead of painting. Laura to submit maintenance request with pictures.

#217 Kalina- west lobby has strong smell. Painters got stucco on window – wanted it to be cleaned. Cornerstone says it is on list to be addressed once project is complete.

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. 7:28 pm

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