

# **ALLEN AVENUE SQUARE NORTH HOMEOWNERS ASSOCIATION**

125 N. Allen Avenue, Pasadena, CA 91106

Established November 1977

<https://aasnhoa.com/>

## **Minutes of Regular Homeowners Association Meeting**

**Meeting Date: 11/14/2022**

### **1. CALL TO ORDER**

President Carol Laurence called the meeting to order at 6:31 PM for a meeting held in 3<sup>rd</sup> floor Meeting Room

### **2. ROLL CALL**

#### **A. Board Members present**

Carol Laurence – President

Charles Chlipala - Secretary

Antonio Torres -Treasurer

Tony Moore – Board Member at Large

#### **B. Others Present**

Liza Rivera Nicoletti, Property Manager, Pasadena Condominium Management (PCM)

Association Members/Residents Present (Unit Number in parathesis): Floreen Rooks (321), Katie Hickey (313), Susan Jefferson (211), Regina Kapron, (320), and Inka Bujalska (206)

### **3. Open Forum**

Liza Nicoletti announced there is no recording of the meeting by any association member except that the Secretary may make a recording for aiding in preparation of the minutes. Katie Hickey brought up the issue of the light timing needs to be adjusted due to the time change, asked questions about the hours for guest parking, and brought up the issue of the proposal for cost sharing on window upgrades for one unit. Susan Jefferson and Regina Kapron brought up their concerns about future special assessments. Inka raised issues about the timeline for the stairway carpeting replacement and stair replacement.

### **4. Reports**

A. Financial Report: The full October Financial Report is not yet prepared. But the partial October Report has the following: Total Assets were \$315,668.65. The Total Income was \$46,829.26, of which \$29,250.00 were HOA Fees, \$16,624.10 were the Special Assessments, and the remaining income of \$955.16 was late charges, interest on reserve account, and laundry fees.

B. Manager Report: The Balcony Inspections are ongoing, letter asking owner whether to keep earthquake insurance was sent out, and the collected no smoking disclosure forms were sent to the City of Pasadena and waiting for a response from the Health Inspector, the, Annual Policy Disclosures were sent out, and PCM requested additional Security Camera Bids.

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## 5. Consent Agenda:

Charles made a motion to approve the draft meeting minutes of the October 24<sup>th</sup> and postpone consideration of all unfinished and new business except the items on this meeting's agenda. Antonio seconded. The vote was 4 to 0 in favor.

## 6. Unfinished Business

### a. Maintenance

- Elevator Phone: Charles made a motion to have the Elevator Service Company upgrade the phone in the elevator to be compliant with current accessibility standards. Tony seconded. Discussion ensued. The vote was 4 to 0 in favor.

### b. Earthquake Insurance:

Charles made a motion to not renew the Earthquake Insurance. Antonio seconded. Discussion ensued. The vote was 4 to 0 in favor of not renewing the Earthquake Insurance. The Board Secretary has been asked to prepare a letter stating why we are not renewing the earthquake insurance.

## 7. Next Meeting Date: Next Board meeting is Monday January 23<sup>rd</sup>, 2023 at 6:30PM in the third-floor meeting room.

## 8. Executive Sessions

No Executive session this month

The Meeting adjourned at 6:59 PM.

These minutes were approved by the Board of Directors.



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Charles Chlipala, Secretary