

ALLEN AVENUE SQUARE NORTH HOMEOWNERS ASSOCIATION

125 N. Allen Avenue, Pasadena, CA 91106

Established November 1977

<https://www.aasnhoa.com/>

Minutes of the Special Homeowners Association Meeting

Meeting Date: 09/27/2023

1. Call to Order

HOA Board President Antonio Torres called meeting to order at 7:00pm

2. Roll Call

a. 2023-2024 Board Members present

Antonio Torres – President

Charles Chlipala - Treasurer

Sara Howard-Winebarger - Secretary

Katie Hickey – Board Member at Large

Arthur Filgueras – Vice President

b. Others Present

Michael Royal (309), Les Hammer (104), Jennifer Kelley (316), Don Doyle (220), and Regina Kapron (320).

3. Open Forum

Resident asked why this meeting is only about the walkways and balconies. Board clarified that this meeting was set separately since these topics are complex and require a lot of discussion. Another homeowner asked about the status of the three balconies that are currently being repaired. Liza provided the timeline and updates about the various inspections required during this process. Liza was complimented on her work coordinating the new entry system. Another homeowner voiced his concern about his balcony and questioned if his balcony inspection is correct and would like an assessment from the city to ensure that his balcony is safe.

4. Unfinished Business

Balcony/Elevated Walkways

Discussed existing bids. Both residents and the board still have question about what the bids include and how much more the costs could grow in the process. The proposals seem to be unclear as to what is included.

Charles believes that the Western Magnesite bid is only for resurfacing and has an incomplete scope of repairs. Empire Works addresses everything in their reports but it is quite expensive. Katie thinks that we should send the contractor questions regarding exactly how slope repairs will be taken care of. Will the existing cracks in the concrete be repaired? Will the concrete be removed in order to put plywood down as a base for the

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waterproofing system? Ask them to include the cost of structural repairs that we currently know about in their bids. Empire works bid does not include opening up the walkways as the initial structural inspection report recommends. We agreed that more questions need to be asked of each of the companies that provided bids.

For Empire Works: Is stucco included? Is any plywood repair included? We need to question 1st floor repair costs because it should not be the same as the 2nd and 3rd floor walkways since it is not elevated and is using a different flooring system. If the system is made to go on top of concrete, does our current soundproofing concrete serve as an appropriate base?

For Avina: Clarify resloping repair process. Does the lightweight concrete work for the base? Does it need crack repairs prior to installation?

For Western Magnesite: Ask for more information on their proposed repairs.

Empire Works Q&A

Empire Works representative Matt Gogan was in attendance for Q&A regarding their proposal. Empire Works to provide us an updated proposal.

Rep broke out the repairs into 3 phases. Clarified that existing carpet glue and lightweight concrete would be ground down before the new flooring system would be installed. Charles asked about asbestos testing since the concrete used at the time could have asbestos. Mr. Gogan stated lead and asbestos testing would be required. Jennifer Kelley asked about the upper layer and asked how best to be cleaned. Rep recommended to powerwash and to reseal every 3-4 years. Warranty would take care of this initial reseal and will remain in place so long as we have them reseal every 3-4 years. Don asked if the weekly maintenance of vaccuming/mopping would not damage the waterproofing. Rep replied that cleaning would not damage the seal but should not use acid type cleaning solutions to maintain the integrity of the top coat. Matt gave his opinion on all weather carpet covering. He does not recommend any carpeting because it retains water that will cause damage that may not be readily apparent to the eye. Empire Works does not do carpet of any kind for this reason. They also do not do tile or Astroturf for the same reasons. Sloping towards scuppers that will be replaced is included. Flashing and stucco repair and painting to match is included in the bid. Arthur asked why the 1st floor bid is so close to the upper levels. Rep said is it's because it's the same system just no scupper replacement. Rep to find out what the 1st floor cost would be to grind down, and just apply the waterproofing top layer on the concrete. Mr. Gogan to find out if doing the full system on exposed areas and something else on covered areas. Katie asked Empire Works to give us an estimate on opening up the walkways (destructive testing) based on the provided structural engineering report.

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Sara Howard-Winebarger, 2023-2024 Board Secretary