

# ALLEN AVENUE SQUARE NORTH HOMEOWNERS ASSOCIATION

125 N. Allen Avenue, Pasadena, CA 91106

Established November 1977

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

Minutes of the Regular Homeowners Association Meeting

Meeting Date: 01/11/2024

## 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), Dion Johnson (206), Adrian Regalado (219), Melissa Knox (219), Les Hammer (104)

## 3. Open Forum

One resident remarked that the insurance premium should have been looked into this ahead of time.

## 4. Approval of Minutes

Motion to approve minutes of 11/9 & 12/7. Charles, Antonio, Sara, and Katie – Yes. Arthur abstained. Minutes approved.

## 5. Announcements and Reports

### Treasurer's Report

Regarding the November 2023 Financial Report, Total Assets were \$358,072.60.

The Total Income was \$33,000, all of which were HOA Fees. The Total Operating costs were \$7,795.12 including \$1,804.23 for Gas. The adopted budgeted has total monthly average operating costs of \$6,043 of which \$1,417 is gas. The Total Fixed Operating costs were \$5,194.85 (adopted budget average monthly cost is \$4716), the Total Repair costs were \$10,895.60, the Total Insurance Costs were \$2,654.51, giving monthly

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Total Expenses of \$26,531.08. The Current Liabilities were \$26,345.26 which makes the Total Equity to be \$331,727.34. The total assets include a deposit from the Association's 2023 insurance company that is being held in trust, pending the resolution of an insurance claim that is an ongoing dispute. Regarding the Special Assessments, a total of \$73,217.80 has been collected for the \$1000 Special Assessment (\$75,000 total) and a total of \$15,301.55 has been collected for the \$224.65 Special Assessment (\$16,848.75 total).

## Property Manager's Report

Requested insurance proposals, coordinated rodent trap setups, got tree trimming bid, got balcony lattice estimate, scheduled fire alarm test, handled various plumbing repairs, coordinated stucco work on balconies

## **6. Unfinished Business**

### a. Possible Virtual Presentation by Insurance Broker

Tabled to next meeting since he was not available for this meeting.

### b. Building Insurance Increase

Options the HOA can consider in order to mitigate large insurance premiums include upgrading the building, undertaking deferred maintenance tasks, and amending CC&Rs to prevent automatic claim approval. It is recommended the HOA wait until the 6 month mark to look for new insurance for next year.

Motion for Emergency Special assessment for \$2250 payable March 1st due in full by Nov 30<sup>th</sup> with tentative approval of Resolution pending language review. Charles, Antonio, Sara, Katie, Arthur – Yes.

The Board to review and possibly amend CC&Rs to reduce insurance requirements and bring into current compliance with Davis Sterling. Awaiting cost from HOA attorney. Motion to start process of amending the CCC&Rs– Charles, Antonio, Sara, Katie, Arthur – Yes.

### c. Potential need to pause walkway renovation

We will delay this project until we have funds or a plan to complete.

### d. Balcony/Elevated Walkway inspections

Received bid for vinyl lattice. Motion to accept the bid and install vinyl lattice pending Architectural Committee's decision. Vote – Arthur, Katie, Sara, Antonio, Charles – Yes. Waiting on Architectural committee about uniformity.

## **7. Maintenance**

### a. Tree Trimming

Bid \$1725 to trim trees. Does not include shrubs or bushes. Motion to accept bid. Charles, Antonio, Sara, Katie, Arthur – Yes.

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b. Clean out rear of property and garage  
No trash to clear.

**8. Maintenance**

a. Consideration to replace current towing company  
Will stay with Hillcrest for the time being.

b. Common areas issues caused by moving belonging out  
Will need a hearing for this issue. Waiting on quote to fix damages.

c. Lattice above balcony ledge height  
Motion to allow this unit to install lattice above ledge height. Vote, Charles, Antonio, Sara, Katie, Arthur – yes.

d. Additional item to agenda  
Approve installation of electrical panel pending permits. Motion to approve – Antonio, Arthur, Katie, & Sara – Yes. Charles recused himself.

8. Next Meeting Date: Next meeting February 8<sup>th</sup> at 7PM.

**9. Adjournment to Executive Session**

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Sara Howard-Winebarger, 2023-2024 Board Secretary