

# **ALLEN AVENUE SQUARE NORTH HOMEOWNERS ASSOCIATION**

125 N. Allen Avenue, Pasadena, CA 91106

Established November

1977 <https://aasnhoa.com/>

## **MEMBERSHIP MEETING MINUTES 3rd-floor Meeting Room & Zoom Wednesday, February 19, 2025 7:30 pm**

### 1. CALL TO ORDER

7:30pm call to order

### 2. ROLE CALL

Arthur Filgueiras - Board President

Carol Laurence - Board Vice President

Anthony Moore - Board Treasurer (joined late)

Katie Hickey - Board Secretary

Sara Howard-Winebarger - Board Member at Large

Others:

PCM Management: Liza Nicoletti

Dave 215

Michael Royal

Inka

Eric

On zoom:

Charles

Regina

Benito

### 3. Open Forum

Open forum was held.

### 4. Approval of January 15, 2025 minutes

Correction from Agenda – meeting was delayed to January 15. Arthur motion to approve. Sara second.

Vote: All yes

### 5. Reports:

a. Treasurer's Report: HOA Dues Billing and HOA Bank Accounts for 2 months

- See attached report from Tony

b. Completed Projects/Manager's

- Maps being printed

- Financial to CPA for taxes

- Fire cleanup

- 21 stack hydro

- Swiftlane troubleshooting

- Plumbing

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- Roofing repairs
  - Garage door
  - c. Architectural Report
    - No meeting was held – several items have been referred to committee though
    - Katie to send list to Inka so she can review and schedule a meeting
  - d. Report by 109 on stacks converted to copper
    - Benito is doing research to determine what stacks have been converted from galvanized
    - Still doing more research, but looks like horizontal supply pipes in garage are mostly copper but it's hard to tell from below if verticals are converted or not
    - Spoke to plumber \$150/hr for 2 hours to have then confirm vertical pipes for building
6. Unfinished Business
- a. Status on CC&RS
    - First draft was provided in January
    - Board to review and set up meeting with committee before bringing comments to attorney
  - b. Exit maps
    - In production
  - c. Stairwell window suggestions - The architectural committee must review it
    - To architectural
  - d. Purchase of materials for 1st-floor walkway to avoid rising costs - Tabled 2025
    - Tabled
  - e. Repair of balcony 314 permit was pulled with other balconies - Tabled 2025
    - Tabled
  - f. Motion to add entry unit numbers - Tabled 2025
    - Tabled
  - g. Motion for hallway painting - Tabled 2025
    - Tabled
  - h. Skylight bids 323
    - Should be next project – roofer to assess when he is here next
  - i. Gutter over the driveway bids
    - Tape for now and table
  - j. Discussion about equipment /policy/hold harmless agreement
    - Have attorney provide waiver for common/gym areas (sauna etc.)
    - Inspect equipment before accepting
2. New Business
- a. Approve liens 5737-014-093,5737-014-078,5737-014-122
    - Carol motions to approve liens. Arthur seconds. Vote: All yes.
  - b. Suggestions by tech for south gate
    - Gate keeps breaking. Discussion: we keep repairing, it's around \$2000. Arthur motions to approve. Carol second. Vote: all yes.
  - c. Set date for CC&R committee meeting
    - Wed 3/12 at 7:30pm
3. Next Meeting Date: CC&R On Wed 3/12 and then Wed 3/19 is annual meeting