

# ALLEN AVENUE SQUARE NORTH HOMEOWNERS ASSOCIATION

125 N. Allen Avenue, Pasadena, CA 91106

Established November 1977

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

Minutes of the Regular of Homeowners Association Meeting

Meeting Date: May 21, 2025

## **1. Call to Order**

Arthur Filgueiras called meeting to order 7:30pm

## **2. Roll Call**

### **a. 2023-2024 Board Members present**

Arthur Filgueiras – President  
Carol Laurence - Vice President  
Sara Howard-Winebarger – Treasurer  
Chris Corral - Secretary  
Tony Moore – Board Member at Large

### **b. Others Present**

Jenny Lee (Unit 111)  
Michael Royal (Unit 309)  
Inka Bujalska (Unit 206)  
Les Hammer (Unit 104)  
Andrew Richardson (Unit 213)  
(Phone Attendees)  
Katie Hickey (Unit 313)  
Nicki Richardson (Unit 213)  
Regina Kapron (Unit 320)

## **3. Open Forum**

Open Forum was held.

## **4. Meeting Items**

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March Treasurer's Report

Balances for March of 2025 are as follows:

Checking Account Balance \$27,386.13

Reserve Account Balance \$198,071.78

Accounts Receivable \$9,941.01

Insurance Repairs (\$46,231.28)

Total Assets \$189,169.85

Current Liabilities \$21,945.19

Income:

HOA Fees \$39,600

Reserve Interest \$1.62

Total Income \$39,601.62

Expenses:

Operating Costs (water, electric, gas, pool extras, tree trimming) \$5,736.96

Fixed Operating Costs (gardening, elevator service, janitorial services, pest control, trash, phone) \$4,607.83

Repairs & Maintenance \$7,924.56

Reserve Repairs (Walkway Project) \$17,340

Total Expenses \$35,609.35

Budget Overage in the amount of \$3,992.27

April Treasurer's Report

Balances for April of 2025 are as follows:

Checking Account Balance \$23,962.81

Reserve Account Balance \$203,0733.55

Accounts Receivable \$17,649.02

Insurance Repairs (\$46,231.28)

Total Assets \$198,454.10

Current Liabilities (\$1,091.63)

Income:

HOA Fees \$39,600

Reserve Interest \$1.57

Laundry \$2,273.87

Total Income \$41,875.44

Expenses:

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Operating Costs (water, electric, gas, pool extras, tree trimming) \$3,544.04

Fixed Operating Costs (gardening, elevator service, janitorial services, pest control, trash, phone) \$5,564.83

Repairs & Maintenance \$445.50

Insurance \$12,329.73

Total Expenses \$21,884.10

Budget Overage in the amount of \$19,991.34

## Unfinished Business:

- 1) Exit Maps 1min - Arrived, to be distributed.
- 2) Motion to take corrections to CC&R to meeting with attorney: Sara motioned; Tony 2<sup>nd</sup>, board all voted yes: Sara will organize notes for attorney meeting
- 3) Prioritize approved projects - Liza (2 most important, 1<sup>st</sup> floor, and roof): Roof is \$16,000, Floor is \$36,000. Existing Leak on south stairwell Arthur motions: Purchase supplies, set a date to work, and schedule the fix roof Carol Seconded - Board voted: 5 votes = yes Roof Maintenance/repair tabled 2025 Purchase of materials for 1<sup>st</sup> floor walkway to avoid rising costs – tabled 2025
- 4) Repair of balcony 314 permit was pulled with other balconies – tabled in lieu of prioritized projects
- 5) Motion to add entry unit numbers – tabled in lieu of prioritized projects: to discuss with owners later
- 6) Motion for hallway painting – tabled
- 7) Approve gym waiver from attorney:  
Change “Gym” to “Recreation Room
- 8) Motion to approve Election Rules - Carol Motioned, Arthur Second – Board approves 5/5

## New Business

- 1) Motion To Approve By-Laws – tabled (bylaws to be taken to meeting with attorney)
- 2) Motion to appoint Liza as liaison to our attorney – Sara motioned; - Board approves 5/5
- 3) Window unit 213 leak
  - a. Inspection report: bottom corner chipped.
  - b. Liza to send to construction company for potential repair.
- 4) Gym equipment donation – table (to get waiver from attorney)
- 5) Volunteer to clean off pool furniture and place around pool deck
  - a. Chris and Arthur volunteered
- 6) Elevator notice: Elevators are 50 years old, elevators are ordinarily modernized every 25 years.
- 7)

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**5. Next Meeting Date**

Wednesday June 18, 2025 – 7:30pm

**10. Adjournment to Executive Session**

a. Lawsuit Insurance Claim

b. Owners in collection and owners moving to collection

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Chris Corral, 2025-2026 Board Secretary