

# 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: July 23, 2025

## 1. Call to Order

Arthur Filgueiras, President, called meeting to order 7:30pm

## 2. Roll Call

- A. 2025-2026 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
  - Owners present (4), via Zoom (1)

## 3. Open Forum

Open Forum was held

## 4. Follow Meeting Items

- A. Treasurer's Report:
  - June Treasurer's Report

Balances for June of 2025 are as follows:

Checking Account Balance \$13,751.72

Reserve Account Balance \$178,076.87

Accounts Receivable \$24,203.55

Insurance Repairs (\$46,231.28)

Total Assets \$169,800.86

Current Liabilities (\$2,972.01)

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## Income:

HOA Fees \$39,600

Reserve Interest \$1.68

Total Income \$39,601.68

## Expenses:

Operating Costs (water, electric, gas, pool extras, tree trimming) \$4,874.69

Fixed Operating Costs (gardening, elevator service, janitorial services, pest control, trash, phone) \$6,692.67

Repairs & Maintenance \$1,670.00

Insurance Costs \$12,329.73

Reserve Repairs (walkway materials) \$35,000.00

Total Expenses \$60,567.09

Budget Deficit in the amount of (\$20,965.41)

- B. Completed Projects/Manager's 1min.
  - a. Routine plumbing repairs
  - b. Elevator Key repairs (removal of broken key)
  - c. Purchase of building materials for projects
  
- C. Unfinished Business
  - a. Exit maps: Purchased, awaiting mounting
  - b. Meeting with attorney: Liza requested dates to start discussions
  - c. Repair of balcony 314 (permit was pulled): Tabled discussion
  - d. Liza to mail out corrected waiver to use rec rooms: Liza will create waiver and distribute to owners.
  - e. Motion to approve By-Laws: Tabled pending discussion with attorney
  - f. Special assessment of 5% budget - \$316.20 per unit: Motioned by president, seconded by vice-president. Voted Aye 5/5 by board, motion passes.
  - g. Letter explaining why necessary will be sent
  
- D. New business
  - a. Ask BOD member to volunteer to be liaison for first floor walkway project: Member-at-large (Tony), and President (Arthur) volunteer.
  - b. Apply a \$50/hour fee to the offender for time spent on camera review. Vice-president motions, President seconded. Discussion: \$50/hr is reasonable for review, possible for review duration take long. Voted Aye 5/5 by board, motion passes.
  - c. Bids to repair trash room doors: Tabled discussion
  - d. Hot water tank leak repair to take place.

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**5. Next Meeting Date**

August 20, 2025

**6. Adjournment to Executive Session**

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Chris Corral, 2025-2026 Board Secretary