

# 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: June 18, 2025

## 1. Call to Order

Carol Laurence called meeting to order 7:30pm

## 2. Roll Call

a) 2024-2025 Board Members present

Carol Laurence - Vice President (Acting President)

Sara Howard-Winebarger – Treasurer

Chris Corral – Secretary

b) 9 Non-board members present

## 3. Open Forum

Open Forum was held.

## 4. Meeting Items

a) May Treasurer's Report:

Checking Account Balance	\$37,456.33
Reserve Account Balance	\$208,075.19
Accounts Receivable	\$12,824.17
Insurance Repairs	(\$46,231.28)
Total Assets	\$212,124.41
Current Liabilities	\$20,585.81

Income:

HOA Fees	\$39,600
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Reserve Interest	\$1.64
Move In Fees	\$400
Other	\$75
Total Income	\$40,076.64

## Expenses:

Operating Costs (water, electric, gas, pool extras, tree trimming)	\$6,023.77
Fixed Operating Costs (gardening, elevator service, janitorial services, pest control, trash, phone)	\$5,447.83
Repairs & Maintenance	\$6,251
Insurance Costs	\$12,329.73
Total Expenses	\$30,052.33
Budget Overage in the amount of	\$10,024.31

### Completed Project/Mgr's Report)

- Trash chutes cleaned
- Hydrojet 10 stack
- Repair to 2 units Painting

### b) Architectural report

1. Proposal for Katie Hickey to chair Architectural committee

### c) Insurance Committee Report

1. Discussion regarding contacting new agents and strategies to save on cost.

### d) Unfinished Business

1. CC&Rs – Meeting with attorney pending. Sara to send questions to Liza
2. Roof Maintenance Repair – Still pending due to previous project priorities
3. Balcony Repair to 314 – tabled to next session

### e) New Business

1. Parking list: Unit 213 added to list
2. Window repairs: Units 210 and Units 213 to have windows repaired; Unit 210 Windows deteriorating with stucco as an issue and Unit 213 with a bent frame. Bundle repairs to save cost. Board voted yay 3/3.

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3. Transfer from reserve to complete payment for first floor walkway materials. Board voted yay 3/3 for reserve funds to purchase first floor walkway materials
4. Insurance Broker – Tabled Discussion
5. Volunteers to patch 2 gutters with gutter tape
6. Special assessment – 5% budget - \$316.80 – Tabled; Board to add details in pamphlet to owners

**5. Next Meeting Date**

Wednesday July 23, 2025 – 7:30pm

**6. Adjournment to Executive Session**

- a. Lawsuit Insurance Claim
- b. Owners in collection and owners moving to foreclosure

Meeting adjourned at 8:01

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Chris Corral, 2025-2026 Board Secretary