

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: September 23, 2025

1. Call to Order

Arthur (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 (3); on Zoom (1)

3. Open Forum

Open Forum was held

4. Approval of minutes

Arthur motions for approval of minutes, Seconded by Sara, Board votes yay 5/5. Minutes approved.

5. Meeting Items

A. Treasurer's Report:

Balances for August 2025 are as follows:

Checking Account Balance \$44,673.59

Reserve Account Balance \$188,090.65

Accounts Receivable \$14,188.53

Insurance Repairs (\$46,231.28)

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Total Assets \$200,721.49

Current Liabilities \$6,389.09

Income:

HOA Fees \$39,600

Reserve Interest \$12.33

Laundry \$3,489.53

Total Income \$43,101.86

Expenses:

Operating Costs (water, electric, gas, pool extras, tree trimming) \$4,709.07

Fixed Operating Costs (gardening, elevator service, janitorial services, pest control, trash, phone)
\$5,634.67

Repairs & Maintenance \$10,335

Insurance Costs \$12,329.73

Reserve Repairs \$1,745.94

Total Expenses \$34,754.41

Budget Deficit in the amount of \$8,347.45

B. Completed Projects/Manager's 1min.

- a. Copper pipe replacement, drywall repair in 24 stack
- b. Painted numbers in front of lobby
- c. Replaced flickering light,
- d. Serviced rec room AC
- e. replaced cast iron pipe in unit 110,
- f. Various general plumbing repairs.
- g. Note: Limit after hours (after 6pm) texts/calls to management to emergencies (plumbing)

C. Unfinished Business

- a. Meeting with attorney
 - i. Appreciated input on amended draft CC&R and Bylaws documents - Motion to approve By-Laws and ccn&rs as attorney 2nd drafted; Arthur motioned to approve, Carol seconded; board votes nay 3/2 (motion died)

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- c. First-floor walkways start date tabled in lieu of roof repairs; walkways may be able to start in October
 - d. Election Company; charging same price. Board voted previously to use same company if price did not increase.
 - e. Service of meeting room air conditioner; was serviced, needed 2lbs of refrigerant, A/C line
 - f. Banking signature cards/Meeting with banker; Chris on signature cards, per Carol
 - g. Doorbell cameras policy; Arthur motions to approve policy, Carol seconds, No discussion - Board votes yay: 5/5; motion passes.
 - h. Sara to investigate torn carpet; extra carpet in boiler room, to use to repair torn carpets
 - i. Balcony repairs need to continue as we have another inspection coming up; tabled in lieu of roof repairs and 1st floor replacement project.
 - j. Numbers for above lobby door; completed
 - k. Mount exit signs; waiting for bid, has not yet been completed.
 - l. Committee Charters; Arthur calls for motion to draft committee charters, Tony seconded; board voted Yay 5/5; motion passes.
 - m. Repair balcony 314 start date; tabled for next meeting
 - n. Sewer laterals and CC&Rs update on reserve study to be requested by Carol when reserve study comes out (statement of fact)
 - o. Exercise equipment donations; Carol motions to not accept donated equipment, Arthur seconded; board votes yay 3/1; motion passes
 - p. Schedule roof repairs before rain season; is scheduled.
- D. New business
- a. 20 stack partial repipe; low pressure issue.
 - b. Set up election for cc&rs and bylaws – tabled for meeting to be scheduled prior to next meeting
 - c. Tree/bush trimming early as it is touching building need fire clearance; Liza to get quotes, for possible service in November
 - d. One unit/one vote; clarification to be included in committee charter
 - e. Annual common area window cleaning; lobby, and stairwells
 - f. Crime; Plumbers were burglarized during a service visit
 - g. Invite Matt (lawyer) to next meeting to explain need to amend documents election; tabled.
 - h. FDIC only insures 250,000; not applicable to board for time being
 - i. Town hall meeting planning; Set for November 2nd.
 - j. Budget approval coming up very soon, balcony repairs, fund reserves; Liza to create spreadsheet for board review.
 - k. Approval of window replacement for Unit 111; Board votes yay 5/5; motion passes

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- l. Schedule reserve study; tabled, done within last 3 years.
- m. Signs damage our lawn; will request realtors to fill holes left by signs.
- n. Trash is being dumped outside of dumpsters/bins (in trash rooms). Reminder to abide by all rules of trash
- o. CSC machines will not accept coins, board looking for options to allow for other options for non-cellphone users.

5. Next Meeting Date

Wednesday, October 22, 2025

6. Executive Session

- a. Lawsuit insurance claim. 1min.
- b. Owners in collection and owners moving to collection. 1 min.
- c. Oil leakers in the garage.
- d. Personnel matter.

Chris Corral, 2025-2026 Board Secretary