

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: October 22, 2025

1. Call to Order

called meeting to order pm.

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

motions for approval of minutes, Seconded by , Board votes. Minutes .

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. C

C. Unfinished Business

a. Date to count ballots for CC&R vote

b. Election company

c. Mount exit signs

d. Committee Charters

e. TownHall meeting/poster time

f. CSC changing machines to digital when not all owners will be able to use

g. Signed election rules from secretary

h. Step carpets are wearing out at accelerated rate/motion to replace 3rd and 2nd floor now

D. New business

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- a. Drawing for gift card to encourage voting on governing documents
- b. Screen for vent 225
- c. Motion to have 3 units that installed camera in common area hallways be sent notice to move them
- d. Motion to increase monthly assessment to \$638
- e. Need signed contract for projects
- f. Schedule cpa audit
- g. Tenants calling vendors
- h. Cast iron pipe replacement 15 stack
- i. Get new laundry company
- j. More step carpet is wearing out/replace on 3rd fl and 2nd fl
- k. 124 remodel
- l. 306 remodel
- m. Fertilize Lawn/Liza to speak to gardeners
- n. Bird waste dumped in unsealed bags
- o. Set date for election in March and time
- p. Contractors
- q. Repairs to guard rail and stucco at roof level north stairwell
- r. Sump pump clean outs
- s. Laundry cap
- t. Pick inspector of the elections and pick three owners to do the count on election for governing docs
- u. Walkie talkies for emergencies
- v. Cast iron pipe replacement north garage
- w. HOA Budget

5. Next Meeting Date

, , 2025

6. Executive Session

- a. Lawsuit insurance claim. 1min.
- b. Owners in collection and owners moving to collection. 1 min.
- c. Foreclosure Sale vote APN 5737-014-078/sign document

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d. Personnel matter.

Chris Corral, 2025-2026 Board Secretary