

# 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: February 4, 2025

## 1. Call to Order

Arthur called meeting to order 7:31pm.

## 2. Roll Call

- A. 2025-2026 Board Members present
  - Arthur Filgueiras – President
  - Carol Laurence – Vice President
  - Tony Moore – Board Member at Large (via Zoom)
  - Chris Corral - Secretary
  
- B. Others Present
  - Owners present (5); on Zoom (2)

## 3. Open Forum

Open Forum was held

## 4. Approval of minutes

Carol motions for approval of minutes of both, Seconded by Arthur, Board votes yay 4/4. Minutes approved.

## 5. Meeting Items

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

Balances for December of 2025 are as follows:

Checking Account Balance \$19,176.10

Reserve Account Balance \$175,986.20

Accounts Receivable \$23,010.48

Insurance Repairs (\$46,231.28)

# ALLEN AVENUE SQUARE NORTH HOMEOWNERS ASSOCIATION

125 N. Allen Avenue, Pasadena, CA 91106

Established November 1977  
<https://www.aasnhoa.com/>

Total Assets \$171,941.50

Current Liabilities \$3,343.47

Income:

HOA & Reserve Fees \$39,600

Late Charges \$264

Reserve Interest \$1.74

Total Income \$39,865.74

Expenses:

Operating Costs (water, electric, gas, pool extras, tree trimming) \$8,865.95

Fixed Operating Costs (gardening, elevator service, janitorial services, pest control, trash, phone) \$5,658.67

Repairs & Maintenance \$5,998.93

Reserve Repairs (Walkways & Windows) \$56,830

Total Expenses \$77,353.55

Budget (Deficit)/Overage in the amount of (\$37,487.81)

## B. Completed Projects/Manager's 1min.

### a. Completed Projects/Manager's report

- i. 107 remediation
- ii. 1099 to CPA
- iii. Distributed extra ballots for CC&Rs
- iv. Tree trimming
- v. Tested dryer vents
- vi. Conf call with CDC (laundry) Representative
- vii. Set up annual alarm inspection
- viii. Plumbing repairs

## C. Unfinished Business

- a. Election for CC&Rs – trying to reach quorum (57), we are at 44. Please encourage neighbors to vote, election is Wednesday
- b. Mount exit signs – Mounted after 1<sup>st</sup> floor walkway

# ALLEN AVENUE SQUARE NORTH HOMEOWNERS ASSOCIATION

125 N. Allen Avenue, Pasadena, CA 91106

Established November 1977

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

- c. CSC Update – Carol, Liza and Chris had conf call with CSC; They will offer new washers dryers (after June), and a kiosk that accepts payment cards, price will increase a quarter.
  - d. Tree Trimming – Scheduled for Feb 23.
  - e. Lose hand rail at roof level south stairwell/and light 3<sup>rd</sup> floor hallway outside stairwell door – After walkway contractor will be able repair.
  - f. PWP offerings at no cost to owners – Encourage owners to take advantage of offer (free)
  - g. Repeat leaks south garage over 2 tandem spaces – Tabled until after the hallway and courtyard repair.
  - h. Election March 18, 2026 – Ballots to be mailed out
  - i. Roof leak outside 323 and in 320 3x, and on the third floor between the south elevator and the trash chute. – Liza to schedule repair
  - j. Pool furniture storage – Chris to move Thursday
  - k. 15 stack repipe – Tabled (keep monitoring)
  - l. Broken chair in the south courtyard removal – Chris to break apart and dump one chair, and put second chair for free on community share site.
  - m. Inquiries about the bench being moved out maybe/taled until the front surface of the entry redone.
  - n. Motion to get bids to paint drywalls in walkways and paint brown trim. – Liza to get bid to paint.
  - o. Motion to begin purchasing numbers for units and get bids to mount them. - \$525 \$1793.91 cents total – Arthur motions to purchase numbers, Tony seconds; Board votes yay 4/4
  - p. Six-month clean out of dryer vents – Liza to schedule
  - q. Replace termite-damaged wood on the front of the building to improve curb appeal (tabled)
  - r. Broken light cover in the south elevator – Liza to send picture to vendor to find it and get bid for replacing.
  - s. Motion to get two spotlights for the back of the building that light up when motion is detected - tabled
- D. New business
- a. Attach a copy of the financials to the minutes every month – Balance sheets and income statements.
  - b. Repipe 11 stack – low pressure in the units; Tabled
  - c. North courtyard and planter repair – Bid accepted.
  - d. Balcony report – Chris to review and propose fixes in batches and get bids and circulate reports summaries.

ALLEN AVENUE SQUARE NORTH HOMEOWNERS  
ASSOCIATION

125 N. Allen Avenue, Pasadena, CA 91106

Established November 1977

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

- e. Move-in fees – owner complained about move in fees; Arthur motioned to charge owner, Carol seconded; Board votes yay 4/4. Motion passes.
- f. Leak parking spot 58 – Carol offered to help clean.
- g. Communication about improper use of owners' addresses and purporting to be from the committee – Board discussed
- h. Announcement: committees are advisory only, as non-board-members do not have a fiduciary duty.

5. Next Meeting Date

March 4, 2026; 7:30pm

6. Executive Session

- a. Lawsuit insurance claim – 1min
- b. Hearing for camera
- c. Units moving to collections/liens

---

Chris Corral, 2025-2026 Board Secretary