

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: March 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 (3)

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:

Balances for January of 2026 are as follows:

Checking Account Balance \$39,481.97

Reserve Account Balance \$175,987.63

Auto Pay \$7,566.79

Accounts Receivable \$7,866.96

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Insurance Repairs (\$46,231.28)
Total Assets \$184,672.07

Current Liabilities \$12,984.83

Income:

HOA & Reserve Fees \$39,600
Late Charges \$52.80
Reserve Interest \$1.43
Total Income \$39,654.23

Expenses:

Operating Costs (water, electric, gas, pool extras, tree trimming) \$2,951.12
Fixed Operating Costs (gardening, elevator service, janitorial services, pest control, trash, phone)
\$5,183.00

Repairs & Maintenance \$20,329.75
Insurance Costs \$9,947.65
Total Expenses \$38,411.52

Budget (Deficit)/Overage in the amount of (\$1,242.71)

B. Completed Projects/Manager's 1min.

- a. Completed Projects/Manager's report
 - i. Tree trimming
 - ii. Laundry vent cleaning
 - iii. Fire alarm testing
 - iv. Emergency light testing
 - v. Fire Dept Walkthrough

C. Unfinished Business

- a. Election for CC&Rs/Governing documents – Will not meet quorum, lawyer to be contacted, may need to go to court to determine how to move forward.
- b. Mount exit signs - In progress
- c. Loose hand rail at roof level south stairwell/and light 3rd floor hallway outside stairwell door – were repaired this week.

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- d. Broken light cover in the South elevator – elevator company cannot replace, Avina to replace light fixture.
- e. Repeat leaks south garage over 2 tandem spaces – buckets continue to be filled, repair pending budget (costs into the thousands).
- f. Election March 18, 2026 – for both
- g. Roof leak outside 323 and in 320 3x, and on the third floor between the south elevator and the trash chute – inspected by roofer, leak outside 323 is a cracked drain inside the roof, only leaks when rains a lot. For the leak near 320, not a big leak, roofer will try to patch; leak in the South elevator comes from a drain that connects to the gutter, will get bids
- h. 15 stack repipe - tabled
- i. Leak 102 - resolved. Note: Clogged due to thick wipes. “Flushable wipes” are clogging pipes.
- j. Motion to get bids to paint drywalls in walkways and paint brown trim. – Not seconded.
- k. Verify numbers are ADA compliant – Arthur to check if Braille is needed.
- l. Repipe 11 stack – Tabled.
- m. North courtyard and planter repair – in progress
- n. Leak parking spot 58 – leaking bathtub above not repaired, but hasn’t leaked. drain snaked, resolved.

D. New business

- a. Fire safety items – inspection performed on premises, performed sprinkler testing, tested emergency lighting. Also provided a list of repairs, removals and replacements to enhance fire safety.
- b. 122 added to parking lot wait list – 4 units on wait list 114, 215, 213, 122
- c. Discussion of planning for rear electrical sub-panel – When alarm testing, some of the breakers were sticking. Replacement breakers not available.
- d. Lockers assigned to units are being used by others without permission
- e. Door to roof sticks and rain water comes in – Repaired.
- f. Drain by 116 – Liza having staff clean drains.
- g. Call to hearing about feeding squirrels – date has been set

5. Next Meeting Date

March 18, 2026; 2 elections

6. Executive Session

- a. Lawsuit insurance claim – 1min
- b. Hearing for camera
- c. Personnel issue

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c. Units moving to collections/liens

Chris Corral, 2025-2026 Board Secretary