

**MINUTES OF MONTHLY MEETING
OF THE GOVERNING BOARD OF
AUTUMN POINTE HOA**

May 20, 2025

CALL TO ORDER The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, May 20, 2025 in the conference room of Alhambra office. President, Gus Vindell, called the meeting to order at 7:30 pm

BOARD MEMBERS PRESENT Gus Vindell, President, Grace Löwenberg, Secretary, Kasie Yu, Member at Large and Margarita Sapien Treasurer (via phone).

BOARD MEMBERS ABSENT Ricardo Ortega, Vice President

MANAGEMENT TEAM PRESENT Winnie Poon (Property Supervisor).

HOMEOWNER'S FORUM None.

APPROVAL OF MINUTES FOR April 14, 2025 Margarita Sapien Treasurer motioned to approve the Minutes of April 14, 2025. Grace Löwenberg, Secretary second the motion. The Meeting Minutes of April 14, 2025 were approved unanimously by the Board of Directors.

TREASURER'S REPORT April 2025 Current Financial Status for March 2025 were as follows:

April 2025	
Total Income	\$78,978.53
Total Expenses	\$38,320.36
Balance in the Operating Account	\$65,895.91
Balance in Reserve Account	\$700,809.54
Total Cash Assets	\$766,705.45

The reserve contributions were made April 2025 for \$1,530.75 per month. The total amount of delinquent units are four (4) \$32,739.52 is the total amount owed to Autumn Pointe HOA. Two (2) units already send to Collection Agency.

Unfinished Business

Board Assignments Will add more Camera by unit1 and will upgrade our system for \$1,100.00

Received two (2) quotes to rubber surface in our playground, a) \$39,380.00 from Pro Services and b) \$30,000.00 from Linda Chung.

Will create a letter to all Unit Homeowners reminding them Garage electricity belongs to HOA, no one can use it.

Wrought Iron fence and gate near playground

Received proposal from Roberto's Wrought Iron for \$18,000.00 will table it in our next meeting.

Electric Vehicle charging in Complex

Letter was approved on Electric Vehicle Charging in Complex and will be mailed out with our newsletter updating Rules and Regulations.

CSULA

President Gus Vindell emailed CSULA regarding the retaining wall causing damage to our complex, awaiting for their reply.

Wood Structure by the Pool entrance

Receive proposal from CPS for \$6,950.00. Grace Löwenberg, Secretary motioned to approve this quote. Kasie Yu, Member at Large second the motion..

Schedule Walkthrough

Will set a date and time for the whole complex walkthrough.

Pool Open day

For now, the Pool will open weekends only when weather is over 80 degrees until July 4, 2025. Pool will then be open Daily until the first week of September.

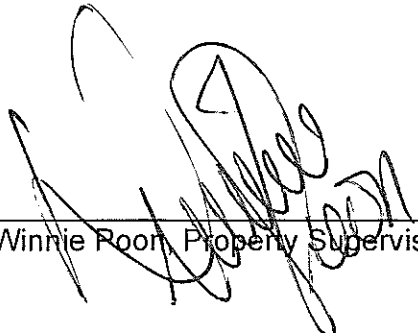
ADJOURNMENT

Without other issues, the Board adjourned the meeting at 8:35 PM.

NEXT MEETING

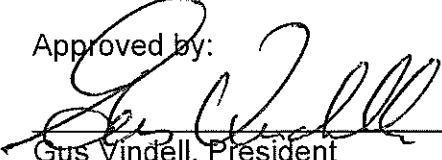
The next Association Meeting will be held on June 17, 2025 at 7:00pm in Alhambra office's Conference Room.

Submitted by:

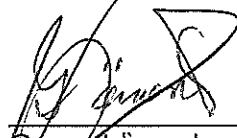


Winnie Poon, Property Supervisor

Approved by:



Gus Vindell, President 6-17-25 Date
Autumn Pointe Homeowners Association



Grace Löwenberg, Secretary 6-17-25 Date
Autumn Pointe Homeowners Association