

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

July 15, 2025

CALL TO ORDER

The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, July 15, 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, Ricardo Ortega, Vice President, Grace Löwenberg, Secretary, Margarita Sapien Treasurer, and Kasie Yu, Member at Large (via phone).

**BOARD MEMBERS
ABSENT**

none

**MANAGEMENT
TEAM PRESENT**

Winnie Poon (Property Supervisor).

**HOMEOWNER'S
FORUM**

None.

**APPROVAL OF
MINUTES FOR
June 17, 2025**

Vice President Ricardo Ortega, motioned to approve the Minutes of June 17, 2025. Grace Löwenberg, Secretary second the motion. The Meeting Minutes of June 17, 2025 were approved unanimously by the Board of Directors.

**TREASURER'S
REPORT
June 2025**

Current Financial Status for June 2025 were as follows:

June 2025	
Total Income	\$71,269.98
Total Expenses	\$46,990.45
Balance in the Operating Account	\$65,492.07
Balance in Reserve Account	\$690,626.06
Total Cash Assets	\$756,118.13

The reserve contributions were made June 2025 for \$1,530.75 per month. The total amount of delinquent units are Forty seven (47) \$39,573.32 is the total amount owed to Autumn Pointe HOA special assessment. Two (2) units have been sent to Collection Agency.

Unfinished Business

Will create an email address for HOA, so in the future any unit

Board Assignments owner can email all question or concern to the Board directly without letting them know their personal email.

Wrought Iron fence and gate near playground Will postpone this proposal to next year.

Electric Vehicle charging in Complex Letter was already mailed out; will be updated it in our Rules and Regulations.

CSULA President Gus Vindell emailed to CSULA our concerns regarding the retaining wall and awaiting for their reply.

Tree Trimming Received Tree Trimming proposal from David for \$23,950.00. We'll need him to give the Board a breakdown on number of trees to be trimmed and its kind.

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

Pavement Resurface President Vindell will contact another company for the 2nd quote.

ADJOURNMENT Without other issues, the Board adjourned the meeting at 8:00 PM.

NEXT MEETING The next Association Meeting will be held on August 19, 2025 at 7:00pm in Alhambra office's Conference Room.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



Gus Vindell, President Date 8/19/25
Autumn Pointe Homeowners Association



Grace Lowenberg, Secretary Date 8/19/25
Autumn Pointe Homeowners Association