

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

August 19, 2025

**CALL TO ORDER** The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, August 19, 2025 in the conference room of Alhambra office. President, Gus Vindell, called the meeting to order at 7:00 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** Unit 159, Daniel Salazar – received an email complainiiing regarding HOA's security guard. The Board has replied and has submitted documents he requested.

**APPROVAL OF MINUTES FOR July 15, 2025** Vice President Ricardo Ortega, motioned to approve the Minutes of July 15, 2025. Grace Löwenberg, Secretary second the motion. The Meeting Minutes of July 15, 2025 were approved unanimously by the Board of Directors.

**TREASURER'S REPORT July 2025** Current Financial Status for July 2025 were as follows:

July 2025	
Total Income	\$70,840.94
Total Expenses	\$64,396.56
Balance in the Operating Account	\$71,966.45
Balance in Reserve Account	\$692,126.81
Total Cash Assets	\$764,093.26

The reserve contributions were made July 2025 for \$1,530.75 per month. The total amount of delinquent units are Thirty four (34) \$37,675.96 is the total amount owed to Autumn Pointe HOA special assessment. Two (2) units have already been send to Collection Agency.

**Unfinished Business**

**Board Assignments** Driveway gate by trash bin10 is making la oud noise. We will send vendor to adjust it.

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

**CSULA** Gus Vindell emailed to CSULA regarding the retaining wall, waiting for their reply.

**Tree Trimming** Nature's Tree Service updated the tree trimming proposal, there are total 168 trees will be trimmed, and 3 trees that need to be removed. Total price is \$23,950.00. Board approved the proposal and will wait for the Pavement company's proposal and followup in rescheduling both projects.

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

**Pavement Resurface** Waiting for Advantage and California Paving's proposal.

**ADJOURNMENT** Without other issues, the Board adjourned the meeting at 8:40 PM.

**NEXT MEETING** The next Association Meeting will be held on September 16, 2025 at 7:00pm in Alhambra office's Conference Room.

Submitted by:

  
\_\_\_\_\_  
Winnie Poon, Property Supervisor

Approved by:

  
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Gus Vindell, President  
**Autumn Pointe Homeowners Association**

11/18/25  
Date

  
\_\_\_\_\_  
Grace Löwenberg, Secretary  
**Autumn Pointe Homeowners Association**

11/18/25  
Date