

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

September 16, 2025

CALL TO ORDER The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, September 16, 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 and Margarita Sapien Treasurer (via phone).

BOARD MEMBERS ABSENT Grace Löwenberg, Secretary and Kasie Yu, Member at Large

MANAGEMENT TEAM PRESENT Winnie Poon (Property Supervisor).

HOMEOWNER'S FORUM None.

APPROVAL OF MINUTES FOR August 19, 2025 Will approve in next meeting.

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

August 2025	
Total Income	\$69,766.72
Total Expenses	\$95,353.89
Balance in the Operating Account	\$46,621.77
Balance in Reserve Account	\$693,415.07
Total Cash Assets	\$740,036.84

The reserve contributions were made August 2025 for \$1,530.75 per month. The total amount of delinquent units are Nineteen (19) \$31,181.09 is the total amount owed to Autumn Pointe HOA special assessment. One (1) unit is under payment plan. Two (2) units have been sent to Collection Agency.

Unfinished Business

Board Assignments None

Wrought Iron fence and gate near playground

Will work on it before the end of the year.

CSULA

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

New Business

Asphalt proposal

The Board agrees on the proposal from California total of \$20,685.00.

Tree trimming schedule

Confirm date will be October 6-11, 2025 and a tree trimming letter will be mailed/emailed to all unit owner.

New Cameras proposal

For better coverage for the property, the Board approved to install camera by Dobbs street area.

HOA insurance renewal 2025

Received renewal proposal from the agent, for this year HOA' premium went up to 51% more, \$211,655.00. Due to the liability claim, we have no choice and will renew with Farmers Insurance.

Draft 2026 HOA Budget

Due to the inflation and insurance renewal increase, the Board has agreed to increase the HOA dues from \$375.00 to \$410.00 and need to remove the security guard to cover this inflation and the incensement of the insurance renewal.

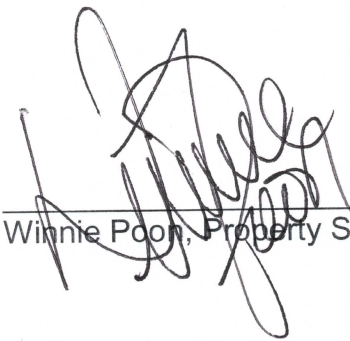
ADJOURNMENT

Without other issues, the Board adjourned the meeting at 9:10 PM.

NEXT MEETING

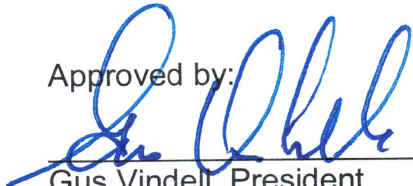
The next Annual Meeting will be held on October 21, 2025 at 7:00pm Inside the Pool area.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



Gus Vindell, President
Autumn Pointe Homeowners Association

11/18/25
Date



Grace Löwenberg, Secretary
Autumn Pointe Homeowners Association

11/18/25
Date