

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

November 18, 2025

**CALL TO ORDER** The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, November 18, 2025 in the Marie Callender located in Monterey Park. President, Gus Vindell, called the meeting to order at 6:30 pm

**BOARD MEMBERS PRESENT** Gus Vindell, President, Ricardo Ortega, Vice President, Grace Löwenberg, Secretary and Joshua Navarro, Treasurer.

**BOARD MEMBERS ABSENT** Kasie Yu, Member at Large

**MANAGEMENT TEAM PRESENT** Winnie Poon (Property Supervisor).

**HOMEOWNER'S FORUM** None.

**APPROVAL OF MINUTES FOR August 19, 2025 and September 16, 2025** Ricardo Ortega, Vice President motioned to approve the Minutes of August 19, 2025. Grace Löwenberg, Secretary second the motion. Ricardo Ortega, Vice President motioned to approve the Minutes of September 16, 2025. Grace Löwenberg, Secretary second the motion. The Meeting Minutes of August 19, 2025 and September 16, 2025 were approved unanimously by the Board of Directors.

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

**October 2025**

October 2025	
Total Income	\$68,340.08
Total Expenses	\$16,860.81
Balance in the Operating Account	\$51,805.66
Balance in Reserve Account	\$626,570.63
Total Cash Assets	\$678,376.29

The reserve contributions were made October 2025 for \$1,530.75 per month. The total amount of delinquent units are Twelve (12) \$30,677.94 is the total amount owed to Autumn Pointe HOA special assessment. One (1) Unit is under payment plan. Two (2) units already send to Collection Agency.

**Unfinished Business**

**Board Assignments**      None

**Wrought Iron fence and gate near playground**      Iron fence and gate repairs are done.

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

**New Business**

**Asphalt resurface**      Asphalt resurfacing will be scheduled for Summer of 2026.

**Roof Leak**      Due to our recent rains, seven (7) Units reported roof leaks. Roofer has been informed.

**Newsletter**      Newsletter will be attached with the upcoming statement with the new management company.

**ADJOURNMENT**      Without other issues, the Board adjourned the meeting at 7:45 PM.

**NEXT MEETING**      The next Meeting will be held on January 22, 2026 at 7:00pm.

Submitted by:

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

Approved by:

  
\_\_\_\_\_  
Gus Vindell, President      1/29/26  
Date  
**Autumn Pointe Homeowners Association**

  
\_\_\_\_\_  
Grace Löwenberg, Secretary      1/29/26  
Date  
**Autumn Pointe Homeowners Association**