

**LUMA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MEETING NOTICE/AGENDA**

**October 20<sup>th</sup>, 2016**

**7:00pm**

**Villa Flores Multi-Purpose Room 1020 S. Flower St., Los Angeles, CA 90015**

**BOARD MEETING**

**7:30 I. CALL TO ORDER**

**7:31 II. EXECUTIVE SESSION DISCLOSURE**

At the previous Executive Session, the Board reviewed delinquency activities.

**7:32 III. OPEN FORUM**

**7:45 IV. FINANCIAL UPDATE**

Acceptance of Financial Statement, Executive Summary and Investment Strategy for periods ending July and August of 2016, March Group Investment Recommendations and Annual Need Base Analysis.

**7:46 V. CONSENT CALENDAR**

*Note: Items on the consent calendar are usually one of the following: (1) of a routine nature; (2) generally need no further discussion; (3) documenting or ratifying action already taken by the Board and/or providing further clarification of the motion.*

- A. Approval of Board Meeting Minutes for 8/18/2016
- B. Approval of Executive Session for 8/18/2016
- C. Approve Holiday Decorations and Lighting
- D. Approve Insurance Renewal
- E. Approval of Auditor for Fiscal Year Ending December 31<sup>st</sup>, 2016
- F. Approval of Phone Internet Renewal
- G. Approval of New Rendering for the Lobby

**7:50 VI. COMMITTEE REPORTS**

- H. Accept Architectural Review Committee Report
- I. Accept Lobby Improvement Committee Report
- J. Acceptance of the Courtesy Patrol Committee Report

**8:00 VII. UNFINISHED BUSINESS**

- K. Board to Consider Approving Three Year Lease Renewal for the Community Gym
- L. Board Approval of 2017 Operating Budget and Assessments

**9:00 VIII. NEW BUSINESS**

- M. Board to Establish a Policy for Electrical Billing when a Unit Changes Ownership
- N. Board to Consider Competitive Bids to Repair Wood Paneling in the Elevators
- O. Board to Consider Appointing a Member to Serve on the SPBID Liaison Committee
- P. Delinquency Activity

**9:30 IX. DISCUSSION ITEMS**

No Discussion Items

**8:31 X. SCHEDULE NEXT MEETING**

**11/17/2016**

**8:32 XI. ADJOURN**

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**EXECUTIVE SESSION**

**Meeting Notice/Agenda**

**Closed to members**

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*Note: In accordance with state law the Board may discuss the following in Executive Session.*

- A. Approval of Minutes
- B. Litigation matters
- C. Delinquency Report Review
- D. Matters relating to the formation of contracts with third parties
- E. Member discipline matters
- F. Personnel matters
- G. Meeting with a member regarding the member's payment of assessment