

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

May 19th, 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 Board of Directors meeting, the Board reviewed delinquency activities during Executive Session and took necessary action during the regular meeting.

Board also considered the request to waive late and interest fees for a particular unit.

7:32 III. OPEN FORUM

7:45 IV. FINANCIAL UPDATE

Acceptance of Financial Statement, Executive Summary and Investment Strategy for the period ending January and February of 2016.

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 4/21/2016
- B. Approval of Executive Session for 4/21/2016
- C. Approve Reserve Study Vendor for Preparation of 2017 Budget
- D. Approve Water Loss Expense

8:15 VI. COMMITTEE REPORTS

- E. Accept Architectural Review Committee Report
- F. Accept Lobby Improvement Committee Report
- G. Acceptance of the Courtesy Patrol Committee Report

8:30 VII. UNFINISHED BUSINESS

- H. Collection Policy Amendments

8:31 VIII. NEW BUSINESS

- I. Delinquency Activity

8:40 IX. DISCUSSION ITEMS

- J. Board to Discuss Gladstone Pocket Park Potential

8:41 X. SCHEDULE NEXT MEETING

7/21/2016

8:45 XI. ADJOURN

EXECUTIVE SESSION

Meeting Notice/Agenda

Closed to members

May 19th, 2016

Villa Flores Multi-Purpose Room 1020 S. Flower St., LA, CA 90015

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