

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

August 18th, 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, a request to waive late fees, and conducted a hearing.

7:32 III. OPEN FORUM

7:45 IV. FINANCIAL UPDATE

Acceptance of Financial Statement, Executive Summary and Investment Strategy for the period ending June 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 7/21/2016
- B. Approval of Executive Session for 7/21/2016
- C. Approve Insurance Renewal
- D. Approval of Reg. IV Testing Proposal

7:50 VI. COMMITTEE REPORTS

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

8:00 VII. UNFINISHED BUSINESS

No Unfinished Business

8:01 VIII. NEW BUSINESS

- H. Review Draft 2017 Budget Projections, Assumptions and Reserve Study
- I. Board to Consider Appointing a Member to Serve on the ARC and/or Lobby Improvement Committee
- J. Delinquency Activity

8:30 IX. DISCUSSION ITEMS

No Discussion Items

8:31 X. SCHEDULE NEXT MEETING

10/20/2016

8:32 XI. ADJOURN

**EXECUTIVE SESSION
Meeting Notice/Agenda
Closed to members**

August 18th, 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

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

August 18th, 2016

7:00pm

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

- 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