

**LUMA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Meeting Notice/Agenda
July 17th, 2019
7:00pm for Board Meeting
8:00pm for Executive Session
Villa Flores Multi-Purpose Room 1020 S. Flower St., LA, CA 90015**

BOARD MEETING

7:00 I. CALL TO ORDER

7:01 II. EXECUTIVE SESSION MEETING DISCLOSURE

At the las two previous Board of Directors meeting, the Board approved meeting minutes, reviewed delinquency activities, homeowner appeal, homeowner rule enforcement, and vendor contract requirements.

7:02 III. OPEN FORUM

7:03 IV. FINANCIAL UPDATE

7:04 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 of 5/12/2019 & 6/12/2019

7:05 VI. COMMITTEE REPORTS

- B. Acceptance of the Architectural Review Committee Report
- C. Acceptance of the Lobby Improvement Committee Report
- D. Acceptance of the Courtesy Patrol Committee Report
- E. Acceptance of the SPBID Liaison Committee Report
- F. Acceptance of the Social Committee Report

7:15 VII. UNFINISHED BUSINESS

7:50 VIII. NEW BUSINESS

- G. Annual Meeting Approval
- H. Board to Discuss a Change in Law Firm
- I. Board to Review Current Financial Advisor
- J. Delinquency Activity

7:55 IX. DISCUSSION ITEM(S)

- K. Board to Discuss Entry Door Slamming
- L. Board to Discuss Homeless Encampments
- M. Board to Discuss Feasibility in Changing Stairwell Lights to Flex Lighting
- N. Board to Discuss Annual Drain Cleaning Option

7:59 X. SCHEDULE NEXT MEETING

8/21/19

8:00 XI. ADJOURN

(over)

EXECUTIVE SESSION

Meeting Notice/Agenda

Closed to members

May 15th, 2019

8:00pm

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/legal 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