

**LUMA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Meeting Notice/Agenda  
May 12<sup>th</sup>, 2021  
6:00pm for Board Meeting  
Located at Villa Flores Multipurpose Rm. 1120 S. Flower St., Los Angeles, CA 90015**

**BOARD MEETING**

**6:00 I. CALL TO ORDER**

**6:01 II. EXECUTIVE SESSION AND EMERGENCY MEETING DISCLOSURE**

At the previous Executive Session meeting, the Board approved meeting minutes, reviewed delinquency activities, and updates regarding land use attorney.

**6:02 III. OPEN FORUM**

**6:45 IV. FINANCIAL UPDATE**

**6:46 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 3/10/2021
- B. Approve Reserve Study Vendor for Preparing 2021 Budget Projections
- C. Board to Review and Approve D&O and Worker’s Compensation Insurance
- D. Board to Memorialize Approval for Distribution 2020 Independent Financial Audit

**6:47 VI. COMMITTEE REPORTS**

- E. Acceptance of the Architectural Review Committee Report
- F. Acceptance of the Lobby Improvement Committee Report
- G. Acceptance of the Courtesy Patrol Committee Report
- H. Acceptance of the SPBID Liaison Committee Report
- I. Acceptance of the Social Committee Report

**6:50 VII. UNFINISHED BUSINESS**

- J. Board to Discuss Rules for Service and Emotional Support Animals

**7:45 VIII. NEW BUSINESS**

- K. Board to Discuss Adopting a Board Member Code of Conduct
- L. Discuss Evo’s Suggestion to Add Speed Bumps to the Alley and Shared Patrol Staff Between Luma, Evo and Elleven
- M. Delinquency Activity

**8:15 IX. DISCUSSION ITEM(S)**

- N. Update EV Charging Station Project
- O. Update Gym Share Comment Period
- P. General Discussion Regarding COVID-19

**8:30 X. SCHEDULE NEXT MEETING**

**8:31 XI. ADJOURN**

(over)

**EXECUTIVE SESSION  
Meeting Notice/Agenda  
Closed to members  
May 12th, 2021  
8:32pm**

**Located at Villa Flores Multipurpose Rm. 1120 S. Flower St., Los Angeles, 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