

**LUMA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Meeting Notice/Agenda
September 8th, 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, updates regarding land use attorney, and further discuss member's request for assessment refund.

6:02 III. OPEN FORUM

6:10 IV. FINANCIAL UPDATE

6:11 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 8/11/2021
- B. Approve Auditor for Fiscal Year Ending December 31st, 2021

6:12 VI. COMMITTEE REPORTS

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

6:15 VII. UNFINISHED BUSINESS

- H. 2022 Budget and Reserve Study Approval

6:30 VIII. NEW BUSINESS

- I. Board to Discuss Modifying Governing Documents to Allow Business Activities on the 2nd Floor
- J. Board to Review APM Contract
- K. Board to Review and Approve Insurance Renewal
- L. Delinquency Activity

8:30 IX. DISCUSSION ITEM(S)

- M. General Discussion Regarding COVID-19

8:31 X. SCHEDULE NEXT MEETING

8:32 XI. ADJOURN

(over)

**EXECUTIVE SESSION
Meeting Notice/Agenda
Closed to members
August 11th, 2021
8:33pm**

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