

**LUMA HOMEOWNERS ASSOCIATION
ORGANIZATIONAL MEETING & BOARD OF DIRECTORS MEETING
MEETING NOTICE/AGENDA
September 13, 2023
6:00 PM
Zoom & Villa Flores Multipurpose Room
1020 S. Flower St.
Los Angeles, CA 90015**

REGULAR MEETING

6:00 I. CALL TO ORDER

6:01 II. EXECUTIVE SESSION DISCLOSURE

6:02 III. OPEN FORUM

6:10 IV. FINANCIAL

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 of 8/9/2023
- B. Acceptance of the financial statement for July 2023 in accordance with *Civil Code* § 5501
- C. Approval of 2024 Insurance Renewal
- D. Approval of Annual Financial Review for 2022

6:12 VI. COMMITTEE REPORTS

- A. Acceptance of the Architectural Review Committee Report
- B. Acceptance of the Design Committee Report
- C. Acceptance of the Courtesy Patrol Committee Report
- D. Acceptance of the SPBID Liaison Committee Report
- E. Acceptance of the Social Committee Report

6:25 VII. UNFINISHED BUSINESS

- A. Update Regarding Brightwave Energy's Research for Energy Conservation Measures
- B. Continuing Discussion and Possibly Approve a Proposal to Improve Surveillance Camera System
- C. Board to Approve Increasing the Fines for Members in Violation of Luma's Governing Documents
- D. Board to Approve Reserve Study Update

7:00 VIII. NEW BUSINESS

- A. Board to Review Draft Budget Projections for 2024
- B. Delinquency Activity
- C. Board to Review Competitive Bids for a Pool Maintenance Vendor

7:35 IX. DISCUSSION ITEMS

7:36 X. SCHEDULE NEXT MEETING

11/8/2023

7:37 XI. ADJOURN

