

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

December 13, 2023

6:00 PM

LOCATION: Zoom and Villa Flores Multi-purpose Room, 1020 S. Flower St., Los Angeles CA 90015

REGULAR MEETING

6:00 I. CALL TO ORDER

6:01 II. EXECUTIVE SESSION DISCLOSURE

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

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 11/8/2023
- B. Approval of Board Meeting Minutes of 11/15/2023
- C. Acceptance of the financial statement for November 2023 in accordance with *Civil Code* § 5501
- D. Acceptance of the Annual Maintenance Calendar
- E. Approval of Annual Resolution for Compliance with Civil Code 5380 & 550
- F. Approve Auditor for 2023 Financial Review, Disclosures and Tax Preparation

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. Continuing Discussion Regarding WiFi for the Garage
- B. Board Discussion Regarding Possible Guidelines to Qualify Renters

6:45 VIII. NEW BUSINESS

- A. Approve Plant Pallet for Repaired Planter in the Pool/Spa Area
- B. Approval of a Competitive Bid to Renovate the Pool/Spa Area and Deck
- C. Approval of Overhead Drain Line Replacement in the Garage
- D. Delinquency Activity

7:46 IX. DISCUSSION ITEMS

7:47 X. SCHEDULE NEXT MEETING

2/14/2023

7:48 XI. ADJOURN