

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

**May 15, 2024**

**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 3/13/2024
- B. Acceptance of the financial statement for February & March 2024 in accordance with *Civil Code* § 5501
- C. Approval for Change Order for PRV Project
- D. Approval to Repair HVAC in the Fire Control Room
- E. Approval for Distribution of 2023 Independent Financial Review

**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**

No unfinished business.

**6:26 VIII. NEW BUSINESS**

- A. Delinquency Activity
- B. Approval to Recondition the Pool Deck Saltillo Stone and Coping

**6:27 IX. DISCUSSION ITEMS**

- A. Spreadsheet Summarizing Potential 2024's Reserve Projects

**6:40 X. SCHEDULE NEXT MEETING**

**6/12/2023**

**6:41 XI. ADJOURN**