

**LUMA HOMEOWNERS ASSOCIATION  
MANAGEMENT REPORT  
February 16, 2017**

**SPECIAL BOARD MEETING**

**1. CALL TO ORDER**

**2. NEW BUSINESS**

**A) Board to Approve Transfer of Storage Unit S-15 to HOA Member by former HOA Member**

In accordance with Luma's Enabling Declarations (see below exert) the Board must approve in writing the transfer, sale, exchange etc. of any storage unit. Paraphrasing the Declarations - There are three basic concerns that the Board must consider when approving this sale:

- 1) The sale is to another member of Luma Homeowners Association, *(Management's Comment: This sale is to Reuben and Swati Marwah, owners of unit 1306.)*
- 2) The sale does not have a detrimental impact on the health or safety of the community, *(Management's Comment: There is no evidence of any detrimental impact on the health and safety of the community.)*
- 3) The sale will not have a material interference with the use or enjoyment of anyone living or working within the community. *(Management's Comment: There is no evidence of material interference with the use and enjoyment of the community.)*

**Recommendation:**

Approve the sale of storage unit S-15 to members of the Association Reuben and Swati Marwah and comply with all applicable restrictions for such sale..

**D. Parking and Storage Spaces: Use and Changes to Locations.**

(i) Use of parking and storage spaces shall be limited to Owners and tenants of Dwelling Units or Owners and tenants of Commercial Units and their employees. No parking or storage spaces shall be rented to or made available for use by the public or in any manner other than in connection with occupancy of a Unit, except in connection with the original marketing of Units by Declarant.

(ii) An Owner shall not transfer, exchange, or sever from a Condominium the right to use either the parking or storage space Exclusive Use Common Area appurtenant to the Owner's Condominium without the prior written approval of the Board. Such approval may be withheld if, in the sole discretion of the Board at the time the request for approval is made, the proposed change in parking or storage space would, or could reasonably be projected to, result in any i) detrimental impact on the health or safety of any Person, or ii) material interference with the use or enjoyment of any other Condominium or the Common Area by any other Owner or the Association's exercise of its duties and obligations under the Condominium Documents. In the sole discretion of the Board, approval may be given subject to conditions on use of the affected parking or storage spaces. The Board may adopt Rules including mandatory procedures for the submittal and processing of an Owner's request for

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approval of a change to the location of a parking or storage space appurtenant to the Owner's Condominium. Such transfer shall be evidenced by a recorded instrument of conveyance and shall require the consent and a release from the holder of any Mortgage on the conveying Owner's Unit.

<b>3. SCHEDULE NEXT MEETING</b>
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<b>3/1/2017</b>
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<b>4. ADJOURN</b>
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