

**LUMA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Meeting Notice/Agenda
October 16, 2019
7:00pm for Board Meeting
8:00pm for Executive Session
Villa Flores Multi-Purpose Room 1020 S. Flower St., LA, CA 90015**

BOARD MEETING

7:00 I. CALL TO ORDER

7:01 II. EXECUTIVE SESSION MEETING DISCLOSURE

Last Executive Session meeting, the Board of Directors approved meeting minutes, reviewed delinquency activities, and homeowners rule enforcement.

7:02 III. OPEN FORUM

7:03 IV. FINANCIAL UPDATE

7:04 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 8/21/2019
- B. Approval of Insurance Renewal
- C. Approve Auditor for Fiscal Year Ending December 31st, 2019

7:05 VI. COMMITTEE REPORTS

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

7:15 VII. UNFINISHED BUSINESS

- I. Board to Discuss Elleven Residents Sharing the Community Gym for a Fee
- J. Board Approval of 2020 Budget Assumptions/Projections and Reserve Study

7:50 VIII. NEW BUSINESS

- K. Board to Consider Renewing Access Agreement with Charter
- L. Board to Discuss and Possibly Approve Gym Lease Renewal
- M. Delinquency Activity

7:55 IX. DISCUSSION ITEM(S)

- N. Update on the EV Charging Station Project
- O. Board Invited Ellen Riotta, Executive Director for South Park BID, to Discuss Homelessness

7:59 X. SCHEDULE NEXT MEETING 11/20/19

8:00 XI. ADJOURN

(over)

EXECUTIVE SESSION

Meeting Notice/Agenda

Closed to members

October 16, 2019

8:00pm

Villa Flores Multi-Purpose Room 1020 S. Flower St., LA, 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