

**LUMA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Meeting Notice/Agenda
July 15th, 2020
5:00pm for Board Meeting
7:00pm for Executive Session
Villa Flores Multi-Purpose Room 1020 S. Flower St., LA, CA 90015**

BOARD MEETING

5:00 I. CALL TO ORDER

5:01 II. EXECUTIVE SESSION AND EMERGENCY MEETING DISCLOSURE

At the previous Board of Directors meeting, the Board approved meeting minutes and reviewed delinquency activities and homeowner rule enforcement.

5:02 III. OPEN FORUM

5:30 IV. FINANCIAL UPDATE

5:31 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 5/20/2020
- B. Approval of Special Meeting Minutes of 7/1/2020

5:32 VI. COMMITTEE REPORTS

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

5:50 VII. UNFINISHED BUSINESS

6:00 VIII. NEW BUSINESS

- H. Board to Discuss Land Use Attorney Costs to Protect Association Interests Regarding Proposed Hotel at 1130 S. Hope St.
- I. Board to Review and Possibly Approve Indoor Plant Service
- J. Board to Review Proposals to Replace Three HVAC Maintained by the HOA
- K. Board to Review Proposal for Architectural/Engineering Services
- L. Annual Meeting Approval
- M. Board to Review and Approve Proposal to Replace Backflow Prevention Device
- N. Delinquency Activity

6:30 IX. DISCUSSION ITEM(S)

- O. Update on the EV Charging Station Project
- P. General Discussion Regarding Proposed AEG Hotel at 1099 S. Grand Ave.
- Q. Update Gym Share Comment Period
- R. General Discussion Regarding COVID-19

(Over)

6:58 X. SCHEDULE NEXT MEETING

6:59 XI. ADJOURN

**EXECUTIVE SESSION
Meeting Notice/Agenda
Closed to members
May 20th, 2020
5:00pm
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