

**LUMA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Meeting Notice/Agenda
August 19th, 2020
5:00pm for Board Meeting
6:30pm 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's request to waive late fees and a homeowner's request to modify payment plan.

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 7/15/2020
- B. Approve Auditor for Fiscal Year Ending December 31st, 2020
- C. Approve 2020/2021 Reserve Study
- D. Approve Record Retention Recommendations from Legal Counsel
- E. Approve Homeowner Procedure for Failed Drain

5:32 VI. COMMITTEE REPORTS

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

5:50 VII. UNFINISHED BUSINESS

5:51 VIII. NEW BUSINESS

- K. General Discussion Regarding Multiple Development Projects in the Neighborhood
- L. Delinquency Activity

6:00 IX. DISCUSSION ITEM(S)

- M. Update on the EV Charging Station Project
- N. Update Gym Share Comment Period
- O. General Discussion Regarding COVID-19

6:15 X. SCHEDULE NEXT MEETING

(Over)

EXECUTIVE SESSION

Meeting Notice/Agenda

Closed to members

August 19th, 2020

5:00pm

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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