

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

**February 11, 2026**

**6:00 PM**

**LOCATION: Villa Flores Multi-purpose Room, 1020 S. Flower St., Los Angeles CA 90015 & via  
Zoom**

**REGULAR MEETING**

**6:00 I. CALL TO ORDER**

**6:01 II. EXECUTIVE SESSION DISCLOSURE**

*Note: In accordance with state law, the Board may only 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 12/1/2025
- B. Acceptance of the financial statements for November & December 2025 in accordance with *Civil Code* § 5501
- C. Approval of Replacement Batteries for Emergency Generator
- D. Approval to Replace Outdated and Failing Radio Repeater and Radios
- E. Investment Recommendations from Lynn Wealth
- F. Approval to Replace Pool Heater

**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

**6:30 VII. UNFINISHED BUSINESS**

No unfinished business.

(Over)

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- 7:00 VIII. NEW BUSINESS**  
A. Board to Review Best Practices for Residents Using Electrical Outlets in  
the Parking Garage  
B. Delinquency Activity
- 7:01 IX. DISCUSSION ITEMS**  
No discussion items.
- 7:02 X. SCHEDULE NEXT MEETING** **2/11/2026**
- 7:03 XI. ADJOURN**