

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

**May 13, 2026
6:00 PM**

Villa Flores Multi-purpose Room - 1020 S. Flower St., Los Angeles, CA 90015 & Via Zoom

6:00 I. CALL TO ORDER

6:00 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

6:05 III. OPEN FORUM

Note: For more details, see attached policy for open forum and Board meeting conduct.)

6:20 IV. FINANCIAL UPDATE

6:21 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 3/11/26
- B. Acceptance of Financial Statement for the periods ending 2/28/26, 3/31/26 & 4/30/26
- C. Board Approval to Replace the Pool Heater
- D. Board Approval to Hydro Jet the 3rd Floor Garage & Basement Main Drain Lines
- E. Board Approval to Add Drain Line Cleanouts to the 3rd Floor Garage
- F. Board Approval to Clean the Kitchen Main Drain Lines
- G. Board Approval to Waterproof PH105 Exclusive Use Common Area
- H. Board Approval of Annual Swing Stage Inspection
- I. Board Approval of Reserve Investment Recommendation from Lynn Wealth Management

6:23 VI. COMMITTEE REPORTS

- A. Architectural Review Committee Report
- B. Design Committee Report
 - a. Possible Approval for Adding Plant Material to Hope St. Planters
- C. Courtesy Patrol Report
- D. Social District Liaison Committee
 - a. Board to Discuss Proposed Bond for Hotel Adjacent and South of Luma
- E. Social Committee Report

(over)

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6:40 VII. UNFINISHED BUSINESS

A. Board to Revisit Best Practices for Residents Using Electrical Outlets in the Park Structure

7:00 VIII. NEW BUSINESS

A. Delinquency

7:01 IX. DISCUSSION ITEMS

A. Board to Discuss Excess Liability (Umbrella) Market Update

SCHEDULE NEXT MEETING - 6/10/2026

7:15 X. ADJOURN