

LUMA HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING

MEETING NOTICE/AGENDA

August 12, 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.)

6:10 IV. FINANCIAL UPDATE

6:15 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 6/10/26
- B. Acceptance of Financial Statement for the periods ending 6/30/2026
- C. Approve Auditor for 2026 Financial Review, Disclosure and Tax Preparation
- D. Approve Swing Stage Refurbishment

6:20 VI. COMMITTEE REPORTS

- A. Architectural Review Committee Report
- B. Design Committee Report
- C. Courtesy Patrol Report
- D. Social District Liaison Committee
- E. Social Committee Report

6:30 VII. UNFINISHED BUSINESS

No unfinished business.

6:31 VIII. NEW BUSINESS

- A. Board to Consider Quote for Earthquake Insurance

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(OVER)

B. Board to Consider Modifying the Pool/Terrace Recreational Space Rules

C. Delinquency

6:32 IX. DISCUSSION ITEMS
No discussion items.

SCHEDULE NEXT MEETING - 9/9/2026

6:33 X. ADJOURN