



Pre-Ballot Notice for
Luma Homeowners Association
Wednesday, October 14, 2026 Election of Directors

To: Members of Luma Homeowners Association

The Annual Meeting & Election of Directors will be held at 4:00 PM on Wednesday, October 14, 2026 in the Villa Flores Multi-Purpose Room, 1020 S. Flower St., Los Angeles, CA 90015 and via a virtual venue to be announced.

This year, Luma Homeowners Association has chosen to implement voting by electronic secret ballot. Members that have a voting preference set as Electronic Secret Ballot will be emailed their unique username and passcode for access to the Association voting site from **Luma@tieivote.com**. Upon receipt of your email with the login credentials, members may login to access the Luma Homeowners Association voting site to view the Annual Meeting notice, candidate statements, election and voting information and an online ballot to cast their vote(s). Online balloting will begin at least 30 days prior to the Annual Meeting date listed above and voting must be completed prior to the close of polls at the meeting described above. Full instructions for Electronic Secret Balloting are forthcoming.

For those members that have opted out of electronic secret balloting or do not have an email address on file with the association, paper election packages including a ballot and full instructions for return will be mailed at least 30 days prior to the Annual Meeting and Election of Directors. Paper Secret Ballots may be returned via mail in the self-addressed envelopes provided to: The Inspectors of Election, P.O. Box 131778, Carlsbad, CA 92013 by 4:00 PM on Wednesday, October 14, 2026.

There are two (2) open positions in this election to serve a three-year term. The nomination deadline for this year's election was Monday, August 03, 2026 at 5:00 PM. As of the deadline, the candidates listed below placed their name in nomination for this election and will be included on the online and paper ballot unless they choose to rescind their nomination prior to the preparation and distribution of the election materials:

George Braunegg, Ignacio Gil, Yoon Kwak, Michael Ourieff and Susie Song

You are encouraged to participate in this election. Please check your email or mail shortly after the date of September 10, 2026 for your election information. We look forward to receiving your ballot and hope to see you at the Annual Meeting and Election of Directors on October 14, 2026.

If a quorum is achieved in accordance with the governing documents, the ballots will be opened and tabulated. The association may call a reconvened meeting to be held at least 20 days after a scheduled election if the required quorum is not reached, at which time the quorum of the membership to elect directors will be 20 percent of the association's members voting in accordance with Civil Code Section 5115.

Pursuant to Civil Code Section 5105(a)(7), as a Member of the Association, you have a right to verify the accuracy of your individual information (i.e., name, voting power, email, mailing or physical address/parcel number) on both the candidate registration list and voter list, at least thirty (30) days before the ballots are to be distributed. To confirm or change your information, please contact the management office.

Sincerely,
Luma Homeowners Association
Board of Directors