

**LUMA HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS' MEETING**

**MEETING NOTICE/AGENDA**

**September 9, 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 8/12/26
- B. Acceptance of Financial Statement for the periods ending 7/31/2026
- C. Approval of Investment Recommendations from Lynn Wealth Management

**6:20 VI. COMMITTEE REPORTS**

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

**6:30 VII. UNFINISHED BUSINESS**

- A. Board to Consider and Possibly Approve Earthquake Insurance
- B. Board to Discuss Unhoused Individuals Near Luma and Potential Response Measures

(OVER)

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**6:31 VIII. NEW BUSINESS**

- A. Board to Revisit Adding Cameras and Electronically Locking the 1<sup>st</sup>-Floor Elevator Vestibule
- B. Delinquency
- C. Board to Approve Insurance Renewal
- D. Board to Review and Consider Approving the 2027 Budget Projections
- E. Board to Consider Amending the 4<sup>th</sup>-Floor Terrace Rules, Section D, Guest Limits

**6:32 IX. DISCUSSION ITEMS**

No discussion items.

**SCHEDULE FOR NEXT MEETING - 11/11/2026**

**6:33 X. ADJOURN**