

LOMAA BOARD MEETING MINUTES

Monday, October 6, 2025
12-1:15 PM

In-Person Meeting - CAC Rm Birch Zoom Meeting:

<https://us02web.zoom.us/j/85677175337?pwd=ZiP3C2OextaYPu5dSZ5mON04UiY2aa.1>

Meeting ID: 856 7717 5337

Passcode: 376241

CALL Meeting to order – 12:00 PM

- Meeting was called to order at 12:00 pm with Debra Kiddoo, Peggy Cummins, John MacInnis and Jerry Gladstone present; quorum reached

OPENING BUSINESS

- Member and Guest Introductions
 - Members represented the following sub-HOAs: Meadowgreen 1, Meadowgreen 2, Oak Vista, Riven Rock, Meadowcreek, Pythian Court, Meadowridge, Singing Brook, Oak Leaf Isle 1, Quail Run, Fairfield, Starry Knolls, Oak Island, and Stone Creek

CONTINUING BUSINESS

- Approve Minutes 8/4/2025 - approved
- Treasurer's Report – no change to balance of \$483
- AB1572
 - Turf Inventory
 - 58% response shows 976M sq ft of total turf that may be impacted; functionality and consideration for irrigation of trees were not made in inventory because we need more clarity
 - City of Santa Rosa considering recommendation to exclude front lawns in HOAs
 - Tour of sub-HOAs various turf configurations planned with City of Santa Rosa Water Use Efficiency (Cash for Grass) team to look at AB1572 impact
- Governing Documents Committee (GDC) – HOA board members need to engage with the activity of this committee to understand and provide feedback on impact both from a personal and sub-HOA perspective.
- Announcements: NONE

PRESENTATION:

- 2026 Planning – retrospective and top interests

- TECO Meetings Retrospective
 - What is preventing you from attending and staying for the entire event? What should we keep/change regarding content?
 - 3-5pm vs 4-6pm timing; Decision to move the quarterly TECO meetings to 3-5 pm slot
 - Life Long Learning conflict quarterly
 - Evenbrite issues such as “registration closed” message (doesn’t prevent attending event)
 - Content repetitive or not needed
 - Personal conflicts
 - Bootcamp - last part of presentation was not successful...did not need more information on painting (one reason people left early?)
 - Presentations should be Oakmont specific and not mention things like balconies and condos which we don’t have
 - Important that audience asks questions to make the information pertinent to their situation
 - Planning for 2026
 - What should we focus on next year beyond items on current planning hopper – LOMAA and TECO
 - Landscape Design
 - Introduction to prospective board members (not operational bootcamp but help understand how to run and policy)
 - Need to figure out the differences among boards before presenting anything that includes the entire HOA community (receivership)
 - Property manager role
 - Irrigation issues
 - Home Hardening and Zinsco Panels
 - Top 3 Concerns:
 - Fire Insurance
 - Firewise
 - AB1572/Cash for Grass
 - Landscape Design and overseeding (clover)
 - Electronic Balloting
 - Currently there are no sub-HOAs considering electronic balloting. It may be cost effective for governing document changes but probably not board elections at this time. Work with your attorney or Property Manager to amend your Election Rules so that you can use Electronic Secret Balloting in the future.

OPEN FORUM

- Recommendation: Riven Rock used Dillenger from Brodie Castle Land Care, 707 331-9679 for irrigation issues beyond the landscaper
- Zinsco Electrical Panels – stopped being installed in 1989 but we have quite a few here in Oakmont. May become an issue for HOAs still insured under master fire policies along with home hardening. Should have a discussion about what boards can do to influence action by homeowners.
 - Recommendation: Meadowgreen 2 used Matt Van Stone for electrical panel replacement – 707 328-8911

ADJOURNMENT - 1:15 PM – Adjourned

NEXT BOARD MEETING:

- Monday, January 5, 2026, NOON, CAC Rm Birch

NEXT QUARTERLY MEETING:

- Wednesday, December 17, 2025, 3 PM, West Rec Center