

# LOMAA BOARD MEETING MINUTES

Monday, November 3, 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 present; quorum reached. Jerry Gladstone, OVA/LOMAA liaison was unable to attend.

## OPENING BUSINESS

- Member and Guest Introductions
  - Members represented the following sub-HOAS: Aspen Meadows, Fairfield, Meadowcreek, Meadowgreen 1, Meadowgreen 2, Meadowridge, Mount Vista, Oak Island, Oak Vista, Overlook, Phythian Court, Riven Rock, Singing Brook, Starry Knoll, Stone Creek, and Twin Lakes.
  - Guests representing the City of Santa Rosa Water Department: Peter Martin, Deputy Director, Water Resources; Lisa Cuellar, Coordinator of Water Use Efficiency Team; Troy Moya and Thomas Hare, WUE Technicians

## CONTINUING BUSINESS

- Approve Minutes 10/6/2025 - approved
- Treasurer's Report – no change
- AB1572
  - Tour of representative sub-HOAs completed with Lisa Cuellar and Troy Moya from the City Water Efficiency Team as well as Linda Rubio from the OVA Architectural Committee.
- Governing Documents Committee (GDC)
  - John MacInnis handed out material regarding the GDC efforts and encourage involvement from the sub-HOA boards and members

PRESENTATION: Lisa Cuellar, City of SR Water Use Efficiency Coordinator

AB-1572 – Ban on irrigating nonfunctional turf

1. **AB 1572 Overview** (5 minutes)
2. **How are HOAs impacted?** (10 minutes)
  - a. *Residential Front Lawns (\*Not impacted)*

- b. *Common Areas*
- c. *Trees & Other established plantings*

3. **How can the city support compliance?** (10 minutes)

4. **Listening Session Q&A** (20 minutes)

- **Key Points:**

- AB1572 purpose is to address water supply issues by prohibiting potable water use for nonfunctional turf (NFT) on commercial, industrial, institutional properties and HOA common areas.
- HOAs must stop irrigating NFT no later than 1/1/2029.
- City of SR updating code by 1/1/2027 to address compliance; enforcement methods including penalties to be determined.
- HOA Boards will self-certify by 1/2031 and determine what turf is functional. The certification form is to be developed.
- Turf is defined as mowed grass that is maintained in a green condition; artificial grass is not included in requirements.
- NFT is irrigated lawn that is purely decorative and not regularly used for recreation or community gatherings. General consensus among CA water suppliers is front lawns are not the target of AB1572 however the State Water Resource Control Board is the regulatory authority that must provide clarification to HOAs (the issue is currently being considered by the SWRCB and will likely be addressed in late February along with an FAQ containing other information of interest to HOAs). It is recommended that traditional common areas with NFT be prioritized for landscape transformation rather than front lawns until the SWRCB provides clarification.
- The City provides a rebate of \$1.00/sq feet of turf removal with a cap of \$10,000 per irrigation meter per year for prequalified sites under their Cash for Grass program. HOA common areas fall under the commercial rebate, whereas HOA residential lawns fall under the residential rebate. There are other rebates available for efficient irrigation components, however this rebate cannot be combined with Cash for Grass rebates in the same project area. The City may consider an increase in CfG rebates based on the cost to buy water or availability of grant.
- There are various tools available to help with HOA planning.
- The law does not require non-functional turf removal...just cannot irrigate with potable water; it is not economically feasible for the City to supply non-potable water for irrigation of NF turf.

- Need to consider the ROI of reduced water and maintenance costs when looking at the cost to transform turf into low-water landscape.
- Q&A:
  - Q: Can the rebate amount for CfG be increased? A: The Santa Rosa Water staff revisit the per square foot rebate and program requirements on a recurring basis. We apply a simple evaluation of the cost per acre foot of water purchased compared to the rebate offering and accompanying savings. As purchased water supplies increase from Sonoma Water, we have historically increased the per square foot incentive to match the cost of purchased water. We set aside a fixed amount of budget on an annual basis for indoor and outdoor rebates and will continue to do so. Note that when we exhaust those program funds, we could theoretically close the programs until the following year. We have not hit that threshold in the last decade to Lisa's knowledge. We always are seeking grants to incentivize customer-installed water use efficiency measures. In the past we have utilized grants to expand uptake or increase incentives for water savings measures.
  - Q: Why can't the City exclude the Oakmont sub-HOAs from AB1572 compliance? A: HOA common areas with NFT are subject to the State regulation. Since we are not the State (aka the regulatory authority) the City cannot exempt any account from the regulations; doing so would require an amendment to the statute.
  - Q: Has a decision been made about turf underneath trees? (asked by separate email to Lisa Cuellar) A: The City has until January 1, 2027 to amend our city code to address the regulation. Until then, we do not have any formal requirements on what is allowed or not allowed when it comes to the irrigation of trees that sit under areas of NFT. The statute states that trees and other perennial plantings can be irrigated to preserve their health. Therefore, if you continue to irrigate the tree's root zone and NFT within the root zone is irrigated by default—I don't see how this is a violation of the state law.

#### OPEN FORUM

- LOMAA will be following up on AB1572 issues:
  - Impact Statement to SWRCB
  - More clarity on what is considered functional turf
  - Design templates for common configurations
  - Continued updates and discussions with the City

- Common planning with HOAs including inventories

ADJOURNMENT - 1:15 PM

- Meeting adjourned at 1:30 pm

NEXT BOARD MEETING:

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

NEXT QUARTERLY MEETING:

- Wednesday, December 17, 2025, 4 PM, West Rec Center