



SERVING & EDUCATING
HOA BOARDS & HOMEOWNERS

We're Here for You.



The Echo Club at Oakmont TECO July 15, 2026



Board Member Training Course Bootcamp for HOAs & Sub-HOAs!

Presented by:

Stephen T. Brindle, Esq. | Swedelson Gottlieb

Adam Haney | CID Consortium LLC

Susan Hoffman | Professional Association Services



The Echo Club at Oakmont (TECO) Leadership Team

**Thank you to the Oakmont Villages Association &
Oakmont leadership team!**

Debbie Kiddoo, LOMAA Board President

Steve Spanier, OVA Board Liaison

Christel Antone, OVA General Manager

Peggy Cummins, LOMAA Board Treasurer

John MacInnis, LOMAA Board Member

Disclaimer

None of what is said during this seminar shall be construed as specific legal or expert advice from the speaker, sponsors, or Echo. If you wish specific advice, we encourage you to contact your attorney or another suitable expert.

The information we provide during this Presentation, Video, and Zoom is educational in nature and should not be relied upon for specific decision purposes.

Thank you to all the sponsors!

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EDUCATIONAL COMMUNITY
FOR HOA HOMEOWNERS

<https://echo-ca.org/>

Who is Echo?

An Educational Nonprofit Association Serving HOA Boards & Engaged Homeowners

- **80% funded by HOA community members**
- **53 years a trusted HOAs resource (est. 1973)**
- **Established to build better communities through education, advocacy, and networking.**

What do we do?

Educate the Uninitiated

- **Unbiased**
- **Unfiltered**
- **Consultative**
- **Direct**

Publications & Information Resources

- **Echo Journal Magazine** – The Echo Journal features In-depth articles that get you ready to handle the many tasks and responsibilities as Board Members
- **Informative Website** – Get quick, expert answers from our online library of the statutes and articles. Read about legislative updates and show Echo's bookstore which provides additional resources and downloadable forms, just a click away
- **Publications - Statute Book** – Updated each year, our Statute book of indexed **California Laws** is an essential reference tool at your board meetings. New HOA members receive one hard copy, and all members may download a PDF for a small fee or purchase a book for quick reference.
- **Legislative Updates** – no more surprises – Echo closely monitors and reports on HOA legislation in Sacramento. You'll be ready when new laws take effect.
- **Insight E-Newsletter** – always stay informed with timely and trending **HOA-focused articles and fast-breaking news**. Look to Insight for updates on Echo events and networking opportunities. Published 8 times per year. **Alert e-news** when needed.



More than 110 events per year

- **Free and Low-cost Educational Webinars** – On-demand and live HOA-specific online education with experts that will help to refine your skills and build a network of local professionals and fellow board members as an independent resource for you.
- **Board Member Training** – Whether you are new to the board or a seasoned board member, Echo's resources provide ongoing education and best practices on topics such as finance, insurance, project management and current California HOA related legislation. Network and other board members at Echo's exclusive Board Member's Club where you can meet fellow board members and share ideas.
- **Community Networking Resource Panels** – Our Resource Panel Luncheons are gatherings of local groups of Echo members to learn, share tips and offer support on topics that are issues in the area.
- **Educational Seminars** – Our In Person Educational Seminars will provide education on significant topics throughout California, and have interactions with professionals in the areas
- **Advisory Service as a Resource** – Reach out to our friendly staff. We're always ready to help you find the right resource and work through challenging issues. Echo works for HOA boards and homeowners, so we are on your team.

Board Member Preparedness Certification Course

❖ Curriculum:

Ten HOA specific courses in 5 adult learning series

1. Good Governance
2. HOA Legal Environment
3. Board Ethics
4. HOA Financial Management & Reserves
5. HOA Strategic Management – "The Capstone"

- ❖ 29.5 hours of board education
- ❖ 10 courses
 - 8 courses are live or recorded & on-demand
 - 2 courses are online and mandatory live
- ❖ 3 years to complete, pass exams



A Community Engagement Platform Free to All Echo Members

Our Town, could be, the center of your town.

Want you or your HOA to participate in our beta test?
Send an email to Connor@echo-ca.org



The Echo Club at Oakmont “TECO”



Wed., Sept 16, 2026 – (3:00 pm – 5:00 pm)

Oakmont Homeowners will be invited

Homeowners: Wanna See the change? Be the change!!

Join Your Board to make positive changes to where you live.

Presented by: Heather McMills and Jill McDuffy, Founders, McMills Duffy Consulting Group

Wed., Dec 16, 2026 – (3:00 pm – 5:00 pm)

What to Expect in 2027 – New Law Update

Presented by: Morgan C. Hurlbutt, Esq. and Tom W. Chaffee, Esq., O’Toole Rogers, LLP

Upcoming Webinars



Wed., July 29, 2026 – Ask the Experts
Managing a Well-Maintained Community

Sat., September 5, 2026 – EDU Workshop – (9 am – 12:30 pm)
HOA Financial Management & Reserves

Wed., September 9, 2026 – Echo Connection – East Bay
Connect with 10 Professionals, 10 Board Member HOAs, 10 minutes
SIGN UP FOR CONNECTIONS WITH PROFESSIONALS

Echo Northern California Resource Panels (In-Person)

**Wed., August 4, 2026 – Sacramento Resource Panel
(11:30 am – 1:30 pm)**

Homeowner Engagement

Presented by: Sonja Bachus, CEO, Bimini Corp.

**Wed., August 5, 2026 – The Echo Club at Rossmoor
(9:30 am – 11:30 pm)**

***Current Legislation and the Paradox of Public Policy &
Affordable Housing***

**Thurs., August 6, 2026 – East Bay Resource Panel
(11:30 am – 1:30 pm)**

Insurance

Echo Northern California Resource Panels (In-Person)

Tues., August 18, 2026 – Wine Country Resource Panel
(11:30 am – 1:30 pm)

Turning Up the Heat – Fire and Water Damage Awareness

Presented by: Alicia Perez, Sales & Marketing Manager, Guiliani Construction

Wed., August 19, 2026 – North Bay Resource Panel
(11:30 am – 1:00 pm)

*Let it Go or Heck No! Knowing When Your HOA Must Act
(Case studies of HOA community involvement)*

Presented by: Ellen R. Schuster, Esq., Hughes Gill Cochrane Tinetti, LLC

Wed., August 19, 2026 – San Francisco Resource Panel
(5:30 pm – 7:30 pm)

Structural Safety – Understanding the Risks and Responsibilities of HOAs

Presented by: Muneer Merchant, Chief Operating Officer, Advanced Construction Technology

Echo Board Members Club

Tuesday, August 11, 2026

To join the Board Members Club contact Connor Zepponi
at connor@echo-ca.org.

***BMC meets via Zoom on the second Tuesday of the month
from 5:30 PM to 7:00 PM***

Board members or former board members only.

In-Person Educational Seminars

**Southern California Educational Seminar
September 26, 2026**

**Legislative Update & NorCal Seminar
November 14, 2026
San Ramon Community Center**



Board Member Training Course HOAs & Sub-HOAs!

HOA Legal Issues

Presented by:

Stephen T. Brindle, Esq.
Senior Associate Attorney
Swedelson Gottlieb



**SWEDELSON
GOTTLIEB**

Community Association Attorneys



Congratulations...Now What?

You're a New HOA Director, Now What?



Today's Discussion

- The HOA as a Corporation
- Governing Authority & Davis-Stirling
- Fiduciary Duties
- Business Judgment Rule
- Board & Management Roles
- Meetings & Executive Session
- Financial Governance
- Director Liability
- Enforcement & Ethics

The HOA as a Corporation

- Most California HOAs are nonprofit mutual benefit corporations.
- Governed by the Davis–Stirling Common Interest Development Act, the California Corporations Code, and the governing documents.
- The Association is a separate legal entity from its members.
- Directors manage the Association—not individual owners.
- Board decisions affect common property, finances, and property values.

Why Incorporate?

- The Davis–Stirling Act applies to both incorporated and unincorporated associations.
- Incorporation provides limited liability, perpetual existence, and clearer governance.
- Corporations Code fills many governance gaps.
- Often preferred by lenders, insurers, and vendors.

Hierarchy of Governing Authority

- Federal law
- California statutes (including Davis–Stirling, Civil Code §§4000 et seq., and the Corporations Code)
- CC&Rs
- Articles of Incorporation
- Bylaws
- Rules and Policies
- Civil Code §4205 establishes this hierarchy. Davis–Stirling sometimes overrides CC&Rs and sometimes expressly defers to them.

Understanding Davis–Stirling

- Part of the California Civil Code governing common interest developments.
- Creates mandatory procedures for meetings, elections, records, assessments, and member rights.
- Many provisions cannot be waived; others allow associations to customize through their governing documents.

Core Fiduciary Duties

- Duty of Care
- Duty of Loyalty
- Duty of Good Faith



Business Judgment Rule

Corp. Code §7231 protects directors who:

- Act in good faith
- Make reasonable inquiry
- Are reasonably informed
- Believe their decisions are in the Association's best interests
- Good process usually leads to good legal protection.

Judicial Deference

- Courts generally defer to informed Board decisions.
- Key cases: Lamden, Ritter & Ritter, Palm Springs Villas II.
- The process used to reach a decision is often as important as the decision itself.
- Courts generally will not second-guess informed Board decisions simply because someone disagrees with the outcome.



Board vs. Management

- Board = Principal - sets policy, approves contracts, makes decisions.
- Management = Agent - implements Board direction and handles day-to-day administration.
- Professionals advise. The Board decides.
- Management works for the Board, not the other way around, but the Board should avoid micromanaging.



Open Meeting Act

- Notice and agendas
- Homeowner forum
- Executive session limitations
- Minutes
- No email voting or serial meetings



Executive Session

Use only for:

- Litigation
- Personnel
- Contracts
- Member discipline
- Payment plans

Financial Governance

- Approve annual budget
- Review monthly financials (Civil Code §5500)
- Maintain adequate reserves
- Fund reserve studies
- Maintain appropriate insurance
- Plan for major repairs and replacements.
- Avoid deferred maintenance and special assessments where possible.

Director Liability

- Volunteer directors generally receive substantial protection.
- Civil Code §5800 limits personal liability when directors act within their authority, in good faith, and the Association maintains required insurance.

Conflicts and Enforcement

- Disclose conflicts and recuse when appropriate.
- Avoid self-dealing.
- Enforce governing documents consistently and provide due process.

Fair Enforcement

- Consistent enforcement
- Due process
- Hearing before discipline

Insurance Overview

- Property
- General Liability
- Directors & Officers
- Fidelity
- Workers' Compensation
- Owner HO-6

Common Legal Mistakes

- Email voting
- Selective enforcement
- Ignoring governing documents
- Poor documentation
- Failure to investigate before acting

When to Call Counsel

- Fair housing questions
- Contracts
- Enforcement
- Elections
- Litigation
- Executive session
- Potential conflicts of interest
- Governing document interpretation
- Before responding to threatened litigation



Attorney-Client Privilege

Protect confidential legal advice.

- Do not:
- Forward legal opinions to owners
- Copy non-board members on privileged emails
- Quote legal advice in open session
- Managers are part of the attorney-client team.

Top Takeaways

- Lead with integrity
- Act collectively
- Respect management
- Be proactive



Questions & Answers

Presented by:
Stephen T. Brindle, Esq.
Senior Associate Attorney
415-762-1889 x204



**SWEDELSON
GOTTLIEB**

Community Association Attorneys



Board Member Training Course Bootcamp HOAs & Sub-HOAs!

HOA Finance & Reserves

Presented by:

Adam Haney

Chief Executive Officer

CID Consortium, LLC



OAKMONT
IN THE VALLEY OF THE MOON

Association Financial Fitness

Education Workshop
Financial Management &
Reserve Funding



- Warren Buffett

***“ Someone’s sitting
in the shade today
because someone
planted a tree a
long time ago.”***

HOA Financial Fitness

Overview

- **Traditional Budget Cycle**
 - Restoration/Reserve Study
 - Operating Budget
 - Duty to Levy Assessments
- **Monitor Financial Health**
 - Traditional Budget Cycle
 - Operating Budget Tips
- **Improve Financial Health**
 - Monthly Financial Cycle
 - Compliance Requirements
 - Tip(s)
- **Recap**
- **Questions and Answers**



Objectives

- Provide working knowledge for making prudent decisions
- Demystify some financial reports
- Tips to manage financial health



Traditional Budget Cycle

Restoration/Reserve Study

Operating Budget

Determine Appropriate Assessment Level

Annual Disclosure Package



**START WITH THE
END IN MIND**

Restoration/Reserve Study

A projection of major repairs or replacements to common areas anticipated within the next 30 years

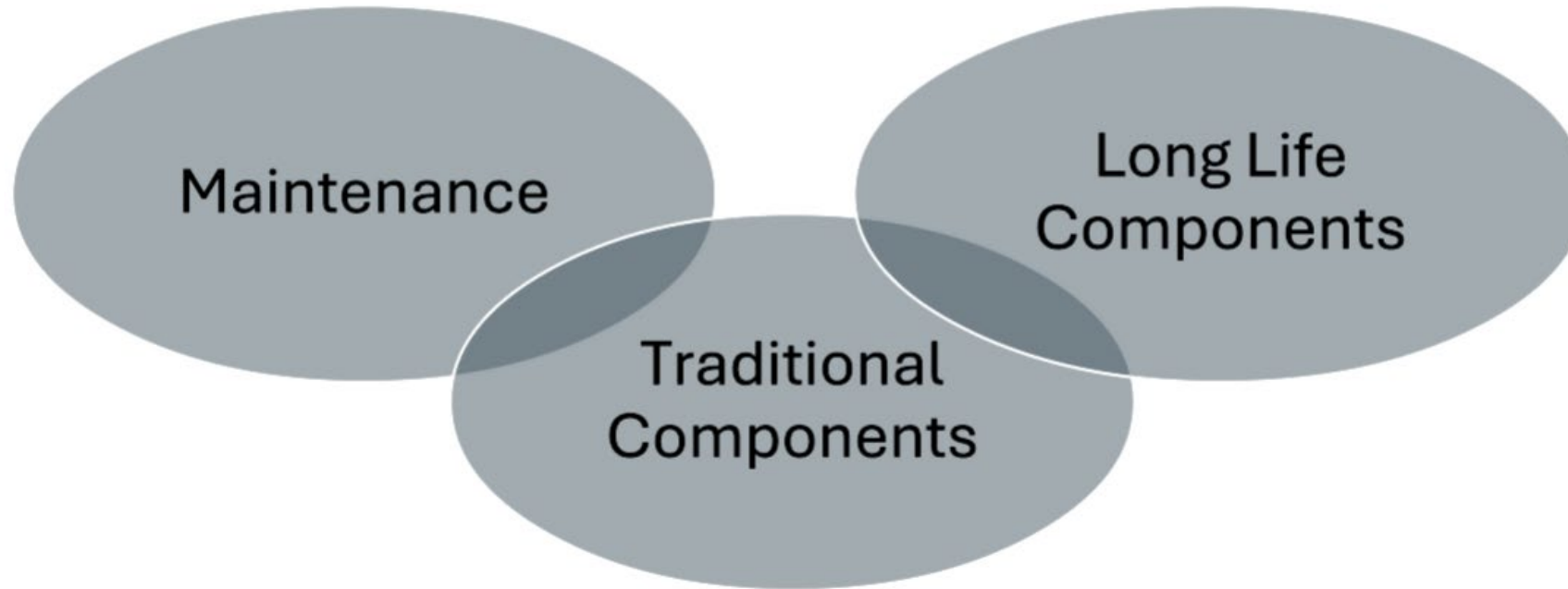
- Updated Annually
- Visual Inspection Every 3 Years

2 Major Parts

- Component Inventory
- Funding Plan

Restoration/Reserve Study

Component Inventory



Restoration/Reserve Study

Component Inventory

Common Examples:

- Asphalt, gate controllers, painting, tree trimming, landscape renovation, and irrigation timers which the association is obligated to maintain

Estimates Include:

- Typical Life, Remaining Life, Estimated Cost

Tips:

- Move maintenance items to operating budget
- Include best estimate cost for long life components
- Focus on more significant components first

Restoration/Reserve Study Funding Plan

A projection of contributions, expenditures, and balance over next 30 years

Ideal:

Contribution increases that mirror inflation

Healthy threshold balance

Watch for:

Rapid increase in contributions

Special assessments



FINANCIAL HEALTH

Restoration/Reserve Study

Funding Plan

	2022	2023	2024
Beginning Balance	6,312,549	1,111,810	1,860,659
Inflated Expenditures @ 2.5%	8,326,008	2,318,279	3,864,578
Reserve Contribution ¹	3,070,000	3,045,000	3,288,600
<i>Lots/month @ 3278</i>	78.05	77.41	83.60
<i>Percentage Increase</i>		-0.8%	8.0%
Special Assessments / Other	0	0	0
Interest Pre Tax @ 1.50%	55,268	22,128	23,590
Ending Balance	1,111,810	1,860,659	1,308,271

Reserve Funding Plan

Red – Rapid increases or special assessment

Yellow – Low threshold balance

Green – Steady contributions & reasonable threshold



Operating Budget Steps

Step 1: Closely review current year budget variance report

Step 2: Start with a projection of the current year actuals

- Update for nonrecurring anomalies
- Consider applying an overall inflationary cost increase

Step 3: Update large non-discretionary items

- Contact key vendors for cost projections

Step 4: Focus on discretionary items

- Frequency of service
- Level of service



OPERATING
BUDGET
TIPS

Operating Budget Steps

Step 5: The small stuff

- An estimate is sufficient

Step 6: Calculate Assessment

- Determine the assessment necessary for operating expenses and reserve funding plan
- Consider reserve loan repayment
- Consider principal payment on bank loans



OPERATING
BUDGET
TIPS

Duty to Levy Assessments

(Civil Code Sec. 5600)

DUTY TO LEVY ASSESSMENTS

- (a) Except as provided in Section 5605, the association shall levy regular and special assessments **sufficient to perform its obligations** under the governing documents and this act.
- (b) An association shall not impose or collect an assessment or fee that **exceeds the amount necessary** to defray the costs for which it is levied.



OPERATING
BUDGET
TIPS

Expect the Unexpected

Be Prepared for:

- Insurance premium increases
- Major repairs
- Legal expenses
- Non-functional turf conversion costs



**EXPECT THE
UNEXPECTED**

Operating Budget Tips

Start with the reserve contribution

Add reserve and bank loan payments

Focus on large expenses

Request estimates from major service providers



OPERATING
BUDGET
TIPS

Assessment Strategy

Strategize assessment increases.

Use board's authority for incremental raises.

Anticipate difficulty passing special assessments.



**ASSESSMENT
STRATEGY**

Budget Report & Disclosures

Distribute 30–90 days before fiscal year starts.

Request updated contact info and email consent prior to distribution

Reduce mailing costs via electronic delivery



**BUDGET REPORT
& DISCLOSURES**

Monitor Financial Health

Monthly financial review requirement and tips

Financial health

Improve financial health



**FINANCIAL
FITNESS TIPS**

Monthly Review Requirement

(Civil Code Sec. 5500)

- Bank statements & reconciliation
- Revenue and expenses
Operating & Reserve
- Budget variances
- Check register
- General ledger
- Delinquent assessment receivable



**FINANCIAL
FITNESS TIPS**

Monthly Review Requirement

(Civil Code Sec. 5501)

Every individual board member*

Outside of a board meeting

Acknowledge review in board meeting minutes

*A subcommittee consisting of the treasurer and at least one other board member okay



**FINANCIAL
FITNESS TIPS**

Delinquent Assessment Report

Monthly Review Requirement

Review Tip(s)

- Determine if collection policy is executed properly
 - Secure debt with lien
- Consider effectiveness of collection policy
- Uncollectable accounts for write off
- Maintain confidentiality



**FINANCIAL
FITNESS TIPS**

Operating Position / Working Capital

Operating Efficiency

$$\text{Working Capital} = \text{Current Assets} - \text{Current Liabilities}$$



Operating Position / Working Capital

Operating Efficiency

Review Tip(s)

- Can you pay your bills on time?
- Do you need to borrow money from reserves to make annual payments like insurance premiums?
- Are you relying on cash from members who paid in advance?



Operating Position

Operating Efficiency

Red – Negative working capital position

Yellow – Positive working capital position

Green – Working Capital $\geq$ 60 days of expenses



HOA Financial Fitness

Recap

Improve Financial Health

- Monitor performance monthly
- Assess properly
- Focus on the big picture



Questions & Answers

PRESENTED BY:

Adam P. Haney, CPA BS, CEO

ahaney@cidcllc.us

(888) 786-6000 x317



Break



SERVING & EDUCATING
HOA BOARDS & HOMEOWNERS

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Board Member Training Course HOAs & Sub-HOAs!

Presented by:
Susan Hoffman
Chief Executive Officer
Professional Association Services



Fiduciary Duty of Boards

- Act in Good Faith: Board members must act honestly and with sincerity
- Best Interests of the Association: Decisions should prioritize the well-being of the community association and its members
- Reasonable Inquiry: Make informed decisions after thorough investigation
- Avoid Negligence, Fraud, and Bad Faith: Directors can be held liable for decisions made with negligence, fraud, or bad faith
- Business Judgement Rule/Lamden Test: Understanding and application of the business judgement rule is essential when making decisions.

Working with Management

Boards govern; Managers manage.

Board responsibilities

- Set policy
- Make decisions
- Approve contracts and budgets
- Establish priorities

Management responsibilities

- Implement Board decisions
- Coordinate vendors
- Handle day-to-day operations
- Keep the Board informed



Board Member Roles & Responsibilities

- Defined by Governing Documents: Responsibilities are outlined in the CC&Rs, Articles of Incorporation, and Bylaws
- Key Responsibilities:
 - Maintaining common areas and facilities.
 - Managing finances.
 - Risk management (insurance, reserves).
 - Enforcing rules and restrictions.
 - Promoting community harmony.

Board Member Roles & Responsibilities

- Specific Officer Duties:
 - President: Chief executive officer, presides at meetings, ensures resolutions are carried out
 - Vice President: Performs duties of President in their absence.
 - Secretary: Keeps minutes, maintains member records, provides notices
 - Treasurer: Manages finances, maintains accounts, provides financial reports
- Cannot Delegate Supervision: The board cannot delegate its responsibility to supervise the implementation of its decisions.
- Disclosures Required: Boards must regularly publish specific disclosures and documents to all members

How to Run Effective Board Meetings

- Follow Meeting Guidelines: Every Association has information relating to the function and form of Board meetings.
- Quorum: A majority of the Board is required to be present in order to conduct business.
- Proper Notice: Provide at least four days' notice and an agenda for regular meetings.
- Open Forum: Set aside time for owners to comment or speak to the board
- Executive Sessions: Limited to specific issues (litigation, contracts, member discipline, personnel matters) with two days notice to the membership

How to Run Effective Board Meetings

- **Emergency Meetings:** Allowed when unforeseen, with notice given as soon as possible.
- **Virtual Meetings:** Associations can hold completely virtual board meetings without the need to provide a physical location
- **Email Usage:** Limited to emergencies, minority of directors discussing business, or non-business communication
- **Voting Protocol:** All actions must be approved by a majority of the Board present and recorded in the minutes
- **Meeting Conduct Policy:** Consider adopting a policy to clarify meeting processes.

Securing New Board Members

- **Highlight the Importance of Service:** Emphasize the impact board members have on preserving and enhancing the community.
- **Skills-Based Recruitment:** Seek members with diverse skills (financial, legal, maintenance) to create a well-rounded board.
- **Committee Involvement:** Encourage owners to participate in committees to gain experience and interest in board service
- **Mentorship Programs:** Pair new board members with experienced ones.
- **Address Concerns:** Be transparent about the time commitment and responsibilities involved.

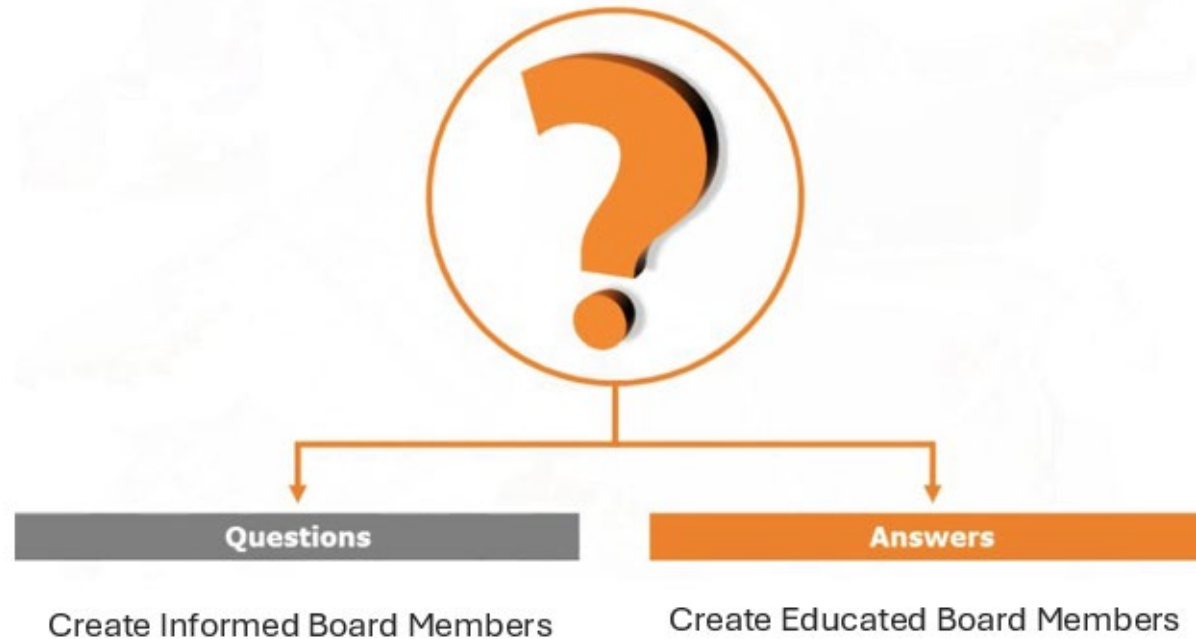
Questions & Answers

PRESENTED BY:

Susan Hoffman, Chief Executive Officer

Professional Association Services

510-683-8614 ext. 107





Open Q&A Forum

Presented by:

Stephen T. Brindle, Esq. | Swedelson Gottlieb

Adam Haney | CID Consortium, LLC

Susan Hoffman | Professional Association Services



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Welcome to LOMAA

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OAKMONT
IN THE VALLEY OF THE MOON



Welcome to LOMAA

League of

Oakmont Maintained Area Associations

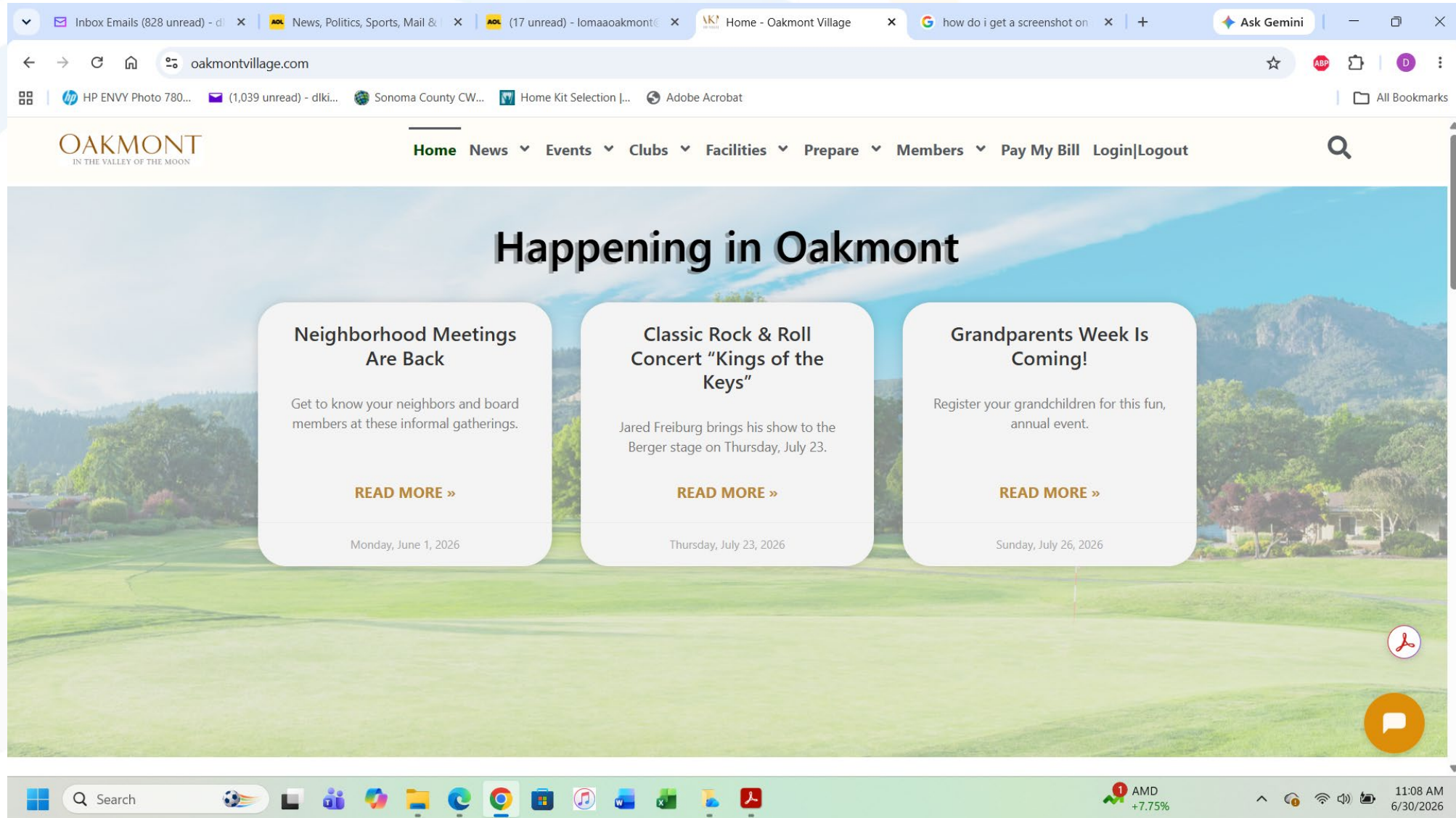
- Purpose
- Website
- Partnership with ECHO



LOMAA Purpose

- The purpose of LOMAA is to serve the maintained area homeowner associations in Oakmont by sharing information, common experiences and future planning. LOMAA advises and coordinates actions that might be more effectively achieved by pooling common knowledge.
- Membership – voluntary, open to all 36 sub-HOAs; primarily serves 33 (1232 units; 38% of OVA)
- Meetings
 - Monthly meetings focused on Oakmont sub-HOA issues
 - Quarterly TECO meetings with professional speakers

LOMAA Website



LOMAA Website

Browser tabs: Inbox Emails (828 unread) - dl... News, Politics, Sports, Mail &... (17 unread) - lomaa... Members - Oakmont Village... how do i get a screenshot on... Ask Gemini

Address bar: oakmontvillage.com/members/

Taskbar: HP ENVY Photo 780... (1,039 unread) - dlki... Sonoma County CW... Home Kit Selection |... Adobe Acrobat

Navigation: Home News Events Clubs Facilities Prepare **Members** Pay My Bill Login|Logout

OAKMONT
IN THE VALLEY OF THE MOON

You are Logged in as dlkiddoo@yahoo.com (Logout)

Pay My Bill

This link will take you off OakmontVillage.com to the HOA dues portal managed by Condominium Financial Management.

[Pay My Bill](#)

Board Updates

Visit this page for a list of our current Board directors, meeting agendas, minutes, and recordings.

[All Board Updates](#)

Clubs List

OVA is home to over 100 clubs covering a wide range of subjects.

[All OVA Clubs & Groups](#)

Register >

Member Dashboard

Contact Info

Documents

Applications, Forms, and Documents

Need to submit an application for a new property, request automatic withdrawal, or something else? Looking for documents that explains the rules? Then this is the page for you.

Community Directory >

Oakmont Shuttle – Route 16

Volunteer Helpers Coordinators

Electronic Voting

New Resident Welcome Packet

Architectural

Videos

Do you want to submit an application for work on your home? Or a complaint regarding a property in Oakmont? These are the forms for you.

How To (AV, Web & More)

Board >

Go To Architectural

LOMAA

73°F Sunny 11:18 AM 6/30/2026



LOMAA Oakmont

(League of Oakmont Maintained Area Associations)

Charter: Long-term Viability and Leadership of Oakmont Sub-Associations through education, information sharing and common strategic planning

Home

Calendar

Roster

Library

Meetings & Events

LOMAA Meeting Agenda

Monday, July 6, 10 a.m. at the West Rec Center

TECO Event Invitation

Wednesday, July 15, 2026, 2 p.m., West Recreation Center

Links

- [ECHO](#)
- [Davis-Stirling](#)
- [Minutes-LOMAA](#)
- [Minutes-TECO](#)
- [OVA Documents](#)

ASK LOMAA





LOMAA Oakmont

(League of Oakmont Maintained Area Associations)

Charter: Long-term Viability and Leadership of Oakmont Sub-Associations through education, information sharing and common strategic planning

- Home
- Calendar**
- Roster
- Library

LOMAA 2026 Meeting Calendar

Date	Time	Location	Type	Topic
January 5	12:00 PM	CAC Room B	Monthly	Cancelled
February 2	12:00 PM	CAC Room B	Monthly	AC Update Brainstorm: Turf Conversion and Landscape Design
March 2	12:00 PM	CAC Room B	Closed	LOMAA Planning Charter/By-laws/Elections





LOMAA Oakmont

(League of Oakmont Maintained Area Associations)

Charter: Long-term Viability and Leadership of Oakmont Sub-Associations through education, information sharing and common strategic planning

- Home
- Calendar
- Roster
- Library

Board

First Name	Last Name	sub-HOA	Email
Carol	Hannigan	Aspen Meadows	88hygge@gmail.com
Sam	Cox	Aspen Meadows	samuelcox1948@gmail.com
Valerie	Haskin	Aspen Meadows	valeriehaskin@sbcglobal.net
Karen	Ritter	Brookgreen	kar512@gmail.com



+ AB1572 (Potable Water)
+ Articles
+ ECHO
+ Financial
+ Firewise
+ Insurance
+ Landscape and Water Management
+ LOMAA By-Laws
+ LOMAA Annual Survey
+ Miscellaneous



Partnership with ECHO

- Board members are registered with ECHO
 - Username is your email and password is Lomaa@Oakmont
- Members:
 - Will receive invitations to quarterly TECO meetings, local Wine Country Resource Panels and other ECHO educational webinars
 - Will receive electronic ECHO journals quarterly and monthly Insight E-Newsletters
- Echo has a wealth of HOA Education material – check out the YouTube library link on the ECHO website under HOA Education

Introduction to Architectural Committee

Thank you to all the sponsors!

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Food Sponsor





Thank you and see you at the next TECO talk!

