

LOMAA BOARD MEETING MINUTES
Monday, March 3, 2025
In-Person Meeting - CAC Rm Birch
12:00 - 1:15 PM

CALL Meeting to order – 12:00 PM

- Debra Kiddoo and Peggy Cummins present

OPENING BUSINESS

- Member and Guest Introductions
 - Present: Fairfield, Meadowgreen II, Mount Vista, Oak Island, Oak Vista, Oakleaf Isle #2, Overlook, Quail Run, Riven Rock, Singing Brook, Starry Knoll

CONTINUING BUSINESS

- Approve Minutes 2/03/2024 – approved with corrections to attendance and account balance
- Treasurer's Report – Debbie Kiddoo
 - Balance in the account is \$509.30
 - Debbie is waiting for a call from Umpqua Bank that the bank card is ready to sign.
- Announcements:
 - Corporate Transparency Act BOI reporting –Secretary of Treasury, Scott Bessent, announced the Treasury Department would no longer enforce the CTA against U.S citizens and domestic companies. The Treasury Department is drafting an emergency rule to narrow the scope of the Corporate Transparency Act to foreign companies only. This means HOA boards no longer need to provide their personal information to the Financial Crimes Enforcement Network
 - CalFire Map – The updated CalFire Map has been published and is under review by the City of Santa Rosa. Once the City has adopted these maps (within next 120 days) we will learn about potential modifications to the WUI designations which affect fire safety rules, building codes and emergency planning.

PRESENTATION:

- Complete review and feedback on LOMAA Planning 2025 --
 - LOMAA theme will be "Ensure the long-term viability and leadership of Oakmont Sub-HOAs"

- Focus on seating sub-HOA Boards that meet legal requirements, reduce burdensome duty and improve capabilities:
 - Deliver educational programs to new and potential board members, as well as existing board members. Address gaps in Property Management offerings. Increase collaboration with OVA and others.
- Sub-HOA Education:
 - Educational Community for Homeowners (ECHO) –
 - Will use the OVA Community ECHO membership to deliver various educational avenues for Sub-HOA members:
Annual seminars; quarterly educational sessions with professionals; Continuing Ed through online learning and webcasts; board member preparedness; quarterly ECHO journal and newsletter; online bootcamp; Wine Country Resource (networking) Meetings; electronic Statute book – indexed Davis-Stirling Act of HOA & Case law updated annually with directory of attorneys.
 - LOMAA - League of Oakmont Maintained Area Associations--
Purpose: To share information, common experiences and future planning
 - Will engage with ECHO to deliver general training as mentioned above
 - Will focus on Oakmont specific issues – examples:
 - Firewise
 - AB1572 – scope, cost, reserve planning
 - SB900 – reserve planning
 - Update CC&R's – insurance, painting, rentals, SB900
 - Maintain registry with Sub-HOA board members
 - Forum for sharing best practices and consulting on issues
 - Create roster of board members and make available to board members only with their approval
 - Don't pursue private Nextdoor or Facebook group
 - Collaboration
 - Periodically invite guests from Architectural Committee, Oakmont GM, property management companies, realtors
 - Participate in New Resident Welcome meeting

- Report quarterly on health of Sub-HOAs to OVA board
- Annual survey
- Website
 - Will cleanup and move to OVA website
 - Will remove sub-page password requirements
- Grow Membership
 - Proactively engage with each Sub-Association
 - Will begin Zoom meeting as well as in person meetings in April or May
 - Feedback to keep LOMAA and material available to all Sub-HOAs

OPEN FORUM – There was no further discussion.

ADJOURNMENT - 1:15 PM

NEXT BOARD MEETING:

- Monday, April 7, 2025 NOON, CAC Rm Birch

NEXT QUARTERLY MEETING:

- Wednesday, March 19, 2025 4 PM, West Rec Center