

LOMAA BOARD MEETING MINUTES

Monday, April 6, 2026

12-1:15 PM

In-Person Meeting - CAC Rm Birch

Join Zoom Meeting

[https://us02web.zoom.us/j/85677175337?pwd=ZiP3C2OextaYPu5dSZ5mON04Uiy2aa.](https://us02web.zoom.us/j/85677175337?pwd=ZiP3C2OextaYPu5dSZ5mON04Uiy2aa.1)

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Meeting ID: 856 7717 5337

Passcode: 376241

CALL Meeting to order – 12:00 PM

- Debra Kiddoo, Peggy Cummins, John McInnis present; quorum achieved

OPENING BUSINESS

- Member and Guest Introductions
 - Members present from Oak Vista, Meadowridge, Twin Lakes, Meadowcreek, Stone Creek, Meadowgreen 2, Woodgreen 2, Riven Rock, Quail Run, Oak Island

CONTINUING BUSINESS

- Approve Minutes 02/02/2026 - approved
- Treasurer's Report – no change
- AB1572
 - Impact Letter – State Water Resources Board acknowledged receipt and asked for clarification on inventory of turf; expect compliance requirements by July 1, 2026
- Governing Documents Committee (GDC) – ballot out for two recommended changes; the monthly reports will be tabled until the GDC reconvenes.
- Announcements:
 - Update Board Members Election Results – notify lomaaokmont@aol.com with changes for the LOMAA distribution list. LOMAA requires the name and email of new board members.
 - LOMAA Calendar:
 - HOA Bootcamp will be offered by TECO on July 15, 2026 in the West Rec Center
 - 7/17 TECO meeting regarding real estate: send names of realtors that you recommend be invited to this meeting to lomaaokmont@aol.com

- 9/16 TECO meeting on why to become a board member: please contact lomaaOakmont.aol.com if you are willing to talk to the presenters about why getting board member volunteers is an issue in Oakmont HOAs.

PRESENTATION: 12:15-1:00

- Prepare for 2025 LOMAA Survey- feedback that will improve your responses and use of the information.
 - What information needs to be added/subtracted – remove irrigation from landscaping; remove reserves question since there is no context; consider a question about special assessments instead; add questions about turf conversion and zinsco panels.
 - What changes are needed to make the survey more accurate – rework insurance question to clarify which subs have masters; possibly use a “yelp” type review for satisfaction ratings and add area for comments
 - What should be done about sub-HOAs that are not participating
 - The sub-HOAs that are not participating in the Survey are the same that do not attend meetings. There was no volunteers to speak with those boards. Suggestion was made to put an article in the Oakmont News encouraging more participation in LOMAA and completion of survey.

OPEN FORUM: 1:00-1:15

- It is important to create an Architectural Application: Homeowner’s Association Board of Governors Approval (pink form) form for AC approval of HOA related work initiated by the HOA Board instead of individual homeowners. The form can be found on the OVA website under <https://oakmontvillage.com/article/architectural-application-homeowners-association-board-of-governors-application-for-approval/>.

ADJOURNMENT - 1:15 PM

NEXT BOARD MEETING:

- Monday, May 4, 2026, **10:00 AM**, CAC Rm Birch

NEXT QUARTERLY MEETING (TECO):

- Wednesday, June 17, 2026, 3 PM, West Rec Center