



**Board Members & Officers**  
**Mary Frances Campana**, President | 231-4510  
**Steve Arena**, Vice-President | 916-616-0712  
**Gerry Olson**, Secretary | 752-0210  
**John Shea**, Treasurer | 754-6832  
**Dan Quick** | 760-8420  
**John Nimmo** | 760-9713

**Committee Chairs**  
**Tom Genné** | Landscape, Arch. & Paint | 752-1291  
**Betty Watkins**, Insurance | 231-5550  
**Judy Maki**, Neighborhood Contacts | 752-6587  
**Maintenance Committee** | info@thta.org  
**Linda Spain**, Social & Book Club | 760-3017  
**Mary Frances Campana**: Newsletter, Em. Prep.  
**Pool**: Linda Nimmo | 760-5720

## Timberhill Townhouses Association 53<sup>rd</sup> Annual Meeting – June 19, 2024

President Mary Frances Campana called the meeting to order at 4:00 PM.

**Introductions** - Board **Members**: Mary Frances Campana (Presiding), Tom Genne, John Nimmo, Gerry Olson. **Treasurer**: John Shea; **Members/Residents Attending**: Ardith Betts, Michael Campana, Tom Genne, Paul Mahr, John & Gretchen Morris, Linda Nimmo, Dan Quick, Lynn Snider, Pam Went.

Election of Board members: Two THTA residents were standing for election to a three-year term on the five-member Board: **John Nimmo** 12 years a resident of THTA, has served on the Board for several terms and served on Committees such as Pool, Maintenance, Lighting, etc.; **Dan Quick** is a 10-year resident of THTA, and active on the Emergency Preparedness Committee. Gerry Olson moved that a unanimous ballot be cast for these two residents. The motion was seconded and **carried**. Remaining on the Board Mary Frances Campana (2 years), Steve Arena (1 year), and Gerry Olson, (1 year).

### **Committee Reports for the 2024-24 year:**

**Treasurer** -- John Shea responded to a resident's question about how dues are set. He noted that the strategy is to keep dues payment in line with needs to avoid special assessments. This also requires that our reserves for maintenance, roads, and painting be built to reasonable levels for meeting predicted and potential emergency demands. Gerry Olson added that dues increases are governed by levels of inflation, so increases can not exceed the Consumer Price Index as recorded since the building of Timberhill Townhouses in 1971.

**Social Committee** -- Pam Went reported that use of the Clubhouse has increased as more activities are scheduled. Several parties have been sponsored for THTA residents, the Little Free Library has been installed, and we now have two benches with more to come. All donations are welcome and can be placed in the Clubhouse Mailbox. It is hoped that Clubhouse use will continue to increase and all who are interested will find groups to join.

**Insurance** – Betty Watkins does a wonderful job keeping copies of homeowner's insurance policies up to date and on file. She works with new homeowners and communicates with insurance companies to be sure they understand what we need. All homeowners are required to carry replacement insurance and be sure the current policy is provided. Thank you, Betty!

**Pool** – Linda Nimmo reported on the status of our pool which opened the first week of June amid great joy and a pool party to celebrate, with 45 or so attending! The pool was not open in Summer 2023 as

needed repairs, replacements and upkeep tasks took months to accomplish. Thanks to many who went above and beyond to meet the challenges presented by an “old” pool that needed new parts! John Shea repaired the skimmers, Max and Hannah (Marilyn Syverson’s daughter & spouse) spent several days caulking between the tile and new deck, Scott (the Nimmos’ son-in-law) installed new handrails and steps, and Michael Ingram arranged for and helped repair the gate. Linda and John Nimmo carried the major responsibility and saw the tasks through to completion. There are 16 volunteers who will work this summer to share the load of keeping the pool safe and up to code. The full Pool Report is on file.

**Landscape, Architecture & Painting** -- Tom Genne reported that the Landscape Committee has had a good year. An arborist inspected major trees on our 23 acres. All are in good shape and well maintained. Our landscaping is our biggest asset and no one building today could afford to do what we have. Tom reviews all proposed exterior changes, reroofing, and all issues concerning matching materials. Many projects have been completed with good results. The major change for painting has been to do better prep and use longer lasting paint. This increases the painting cycle from 6 years to 12. The next painting cycle will begin in 2030.

**Maintenance & Lighting** -- John Nimmo handles lighting issues. Report any issues to him and he will contact Consumer Power for their service or install lightbulbs, as appropriate. Report maintenance issues to John Nimmo who will refer the issue to the appropriate place.

**Neighborhood Contacts** -- Pam Went reported on the activities of the Neighborhood Reps. They have been busy greeting and meeting with new homeowners/renters as questions about THTA arise. Their work helps everyone get off to a good start.

**Emergency Preparedness** -- Mary Frances Campana reported for this relatively new committee. And, it has been a busy year for committee members Dan Quick, Lynn Snider, Robin Phillips, and Mary Frances Campana. New projects have been mapping the underground utilities and gathering equipment that would be needed in an emergency. One goal has been to educate residents about things they can do to be prepared for emergency events and know how the Association is preparing to help meet emergencies. Gas and water cutoffs have been checked by committee members, and tools have been provided. John Shea asked, from a liability perspective, if the Association is liable for serving our residents during an event such as a heat wave, etc. There are probably no clear answers for this, but the “Good Samaritan Law” could come into play, meaning that good intentions are not to be hindered. Dan is licensed as a paramedic, and as such he has a duty to respond.

**Newsletter** -- Mary Frances Campana has produced a monthly Newsletter as a tool to communicate important information and “happenings” to THTA residents and homeowners. She continues to seek input & suggestions from our members. Thank you, Mary Frances!

The Annual Meeting was adjourned at 4:40 PM.