



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
Tom Genné | 752-1291
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 & John Nimmo

THTA BOARD MEETING MINUTES

Tuesday, May 21, 2024 @ 4:30 – 5:30 pm at the THTA Club House

Board Members: Mary Frances Campana (Presiding), Steve Arena, Tom Genne, John Nimmo, Gerry Olson. **Treasurer:** Gary Hertel for John Shea; **Members/Residents Attending:** Perky Genne, Paul Mahr, Linda Nimmo, Robin Phillips, Dan Quick, Linda Spain, Lynn Snider, Betty Watkins, Pam Went.

CALL TO ORDER

The meeting was called to order @ 4:30 pm by President Mary Frances Campana.

Additions to the agenda: Dates of garbage/glass pickup will no longer be listed monthly on the Agenda. See www.thta.org for the correct dates each month. Groups meeting regularly will note meeting times in the Newsletter, minutes and/or directly with group members.

Approval of March 2024 minutes: The minutes were approved as distributed.

Treasurer's Report: Gary Hertel reviewed the April Financial report. Payment of taxes put “operations” above average for April. All spending categories look good, including accrual of site maintenance reserves.

COMMITTEE REPORTS

(New Information only)

Association Parking: John Nimmo There have been no major issues, but more new residents moving in has led to some additional parking outside of garages for short periods of time.

2024 Board Nominations Status Report: The Slate of Residents for election at the Annual meeting June 18 includes John Nimmo and Dan Quick. Both stand for election to a three-year term. Continuing as Board members will be Mary Frances Campana (2 years remaining), Steve Arena & Gerry Olson (1 year each).

Insurance Status Report: Most policies are up to date with some follow-through being done. This is a continual process when changes in ownership and/or companies used occur. Some companies request a call every year to send copies to the Association.

Maintenance: John Nimmo will be working with the electrician to assess needs in the clubhouses and the pool house. This work has been delayed because of the contractor's illness. (Following the meeting an assessment has led to work beginning the last week of May in all three units.)

Pool: 1) A huge thanks to Max & Hannah, daughter of Marilyn Syverson. They tied down the privacy fence around the pool and caulked the space between the tile and the new concrete – A BIG job! 2) Thanks to Michael Ingram for arranging for the pool gate to be fixed again? He is now working toward a 4x6 post to be replaced on the pool shed. 3) Linda and John Nimmo are working on getting the water chemistry balanced before we open the pool. Eric, of *Schaefer's Pool and Spa*, has been out to look at the pool. We have had to order chemicals and chlorine which have gone up in price. We have also purchased pool toys. 4) We plan to open the pool as soon as electrical work is completed and all standards are met – perhaps the 1st full week in June at the earliest. The previous keys will work to open the gate. If new owners need a key, please call Linda at 541-760-5720 to arrange a meeting at the pool – to get a key and learn the “ins and outs” of pool

rules. 5. Linda is setting up the volunteer schedule. More water testers are needed. Testing happens 4 times per day: 8:00 AM, noon, 4:00 PM & 8:00 PM. Call Linda to volunteer.

Landscaping: More weeding has been done this year as well as more bark being spread. A tree fell in a storm this past week and is being attended to. An arborist will be coming to assess ongoing work.

Architectural: A roof structure over a deck has been requested. This structure will be more visible than some, as it is not in an enclosed deck. Tom has approved this change. Also, roofing will be done to one unit. Others may be needing this soon. Robin Phillips asked if there is an Association record of when roofs are replaced. Such a list does not exist but it could be started. There are many variables, but the year of roofing for each unit could be recorded going forward. Potential buyers are especially interested in this information. Perhaps one individual volunteer could take this on.

Social Committee: On Thursday, June 6 at 1:00 PM the Book Club will meet at the Club House and discuss *Revolutionary Road*, by Richard Yeats. The date for the July meeting is still to be set. The book to be discussed is *No One Goes Alone: A Novel*, by Erk Larson. Be looking for an announcement of a “Pool Party” planned for June 8. Much work has been done to bring the pool to high standards, and all owners and residents should take pride in this effort. Plan to stop by, whether or not you swim. There will be information and activities for everyone and refreshments – located far away from the water. There are a number of rules regarding pool use that are posted on the web site. Several rules to follow – no dogs, no food near the pool itself, the door can’t be propped open, and no alcohol allowed inside the fence.

Neighborhood Contacts: No concerns at this time.

Newsletter: Mary Frances will prepare the Newsletter for distribution with the May minutes. She will include notices of Social Event – especially the Pool party & the Annual Meeting scheduled in June. Mary Frances stands ready to receive articles from all and is planning interviews with THTA volunteers.

Emergency Preparedness update: The EP Committee is working on a survey to be sent to all residents. To be included are ways people can be involved when emergency events occur, skill sets that may be readily available, and resources needed and available to residents. This will be a carefully designed instrument, with issues of privacy accommodated.

May 18th City Evacuation – On May 18th the city staged a “trial” evacuation exercise. Some residents of THTA got the alert, some didn’t. Several walked over to the NW Hills Church and filled out the survey. Gaps were discovered and will be addressed in future plans. There will be a Video meeting soon and a full report will follow. Noted was the need to consider the type of alert that will be most effective. For example, a text may not be sufficient to reach people in a timely manner.

The meeting was adjourned at 5:39 PM.

NEW BUSINESS – None

Next Meetings: ANNUAL MEETING -- **Tuesday, June 18 at 4:00 PM in the Clubhouse**

Come to vote and enjoy some fresh strawberry shortcake!

REGULAR BOARD MEETING – 4:45 – 5:30 PM