



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

THTA BOARD MEETING MINUTES

Tuesday, June 18, 2024 @ 4:50 – 5:30 pm at the THTA Club House

Board Members: Mary Frances Campana (Presiding), John Nimmo, Gerry Olson, Dan Quick **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.

CALL TO ORDER

The meeting was called to order @ 4:50 pm by President Mary Frances Campana.

Additions to the agenda: none

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

Treasurer's Report: John Shea recapped the treasurer's report. Our spending is close to the amount budgeted, with higher utility costs expected as irrigation begins. No owners are late with dues payments, and interest income is somewhat higher than budgeted. Painting reserves are building as planned.

COMMITTEE REPORTS

(New Information only)

Association Parking: John Nimmo reported that our parking situation is okay, with just a few bumps.

Insurance Status: There are no major issues here, but several new owners will be contacted.

Maintenance: John Nimmo made the following report. Safety is the primary concern relative to electrical issues in the clubhouses and pool area. Earlier, John Nimmo was approved to have an electrical assessment conducted, and a number of issues were found. Much of the electrical work has now been done. Every outlet has been checked, circuit breaker repaired, GFI switches put in place, some rewiring has been done in the small clubhouse, LED lighting replaces outmoded units, and work has been done on junction boxes under the deck. Both clubhouses are as safe, electrically, as possible. Work remains for underwater lighting of the pool. A light fixture is being sought for the pool, and the old one might need a retrofit as it is out of date. By law, without the light the pool will not be allowed to be open after dusk Gerry Olson moved the approval \$7,500 for electrical improvements to the clubhouses and pending pool needs. Dan Quick seconded the motion and it **carried**. Two support posts at the pool house will be repaired by Michael Ingraham.

Pool:

Landscaping: Tom Genne reported higher expenses due to replacements necessary in the irrigation system, and work done with two trees that came down after the rain and high winds. Landscape costs are still within budget.

Architectural: A new overhang over a deck has been an issue due openness, but work is proceeding. A heat pump has relocated, perhaps at owner expense.

Social Committee: Pam Went noted that the Book Club will meet on Thursday, July 11 at 1:00. This change avoids conflict with the 4th of July Holiday. She also noted that the Association now has 2 and ½ Benches! The two that have been purchased are at the Clubhouse, and one will be relocated. The goal is to add more as money for them comes in. All donations are welcome. A bench costs about \$500. Donations can be placed in the mailbox at the clubhouse.

Neighborhood Contacts: Neighborhood representatives continue to contact new owners and provide information to residents. They are a valuable asset to THTA.

Newsletter: The next newsletter will be distributed with the June minutes. Articles are always welcome.

Emergency Preparedness update: Dan Quick noted we have received two city grants one is for a high powered radio, with a long reach. This should help link communities together to help each other. And second, the City of Corvallis will pay for signage at Water Shutoff stations. This information can be especially useful in emergency situations.

NEW BUSINESS – none

The meeting was adjourned at 5:30 PM