



***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, July 16, 2024 @ 4:50 – 5:30 pm at the THTA Club House

**Board Members:** Mary Frances Campana (Presiding), Steve Arena, John Nimmo, Gerry Olson, Dan Quick  
**Treasurer:** John Shea; **Members/Residents Attending:** Michael Campana, Perky Genne, Tom Genne, Gary Hertel, Judy Maki, Paul Mahr, Linda Nimmo, Robin Phillips, Linda Spain, Marilyn Syverson, Betty Watkins

**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 distributed the financial report for June. Expenditures are in line with budgeted amounts, with landscape, pool, and utilities seeing seasonal increases. Several Maintenance projects have been approved, and those bills will be reflected in the upcoming statements. Projects include electrical repairs to the clubhouse and pool, upgrade of the small clubhouse support system (bid approved up to \$4,000 for Elephant Construction), and storm drain repair. Follow-up with our insurance agent is needed to be sure that pool house equipment is included in our liability coverage.

### COMMITTEE REPORTS

(New Information only)

**Association Parking:** No major concerns.

**Insurance Status:** Betty Watkins has been working with new homeowners to be sure they understand homeowners' insurance requirements and provide a copy of insurance policies to THTA annually.

**Maintenance:** Dan Quick has purchased a "sewer" camera to detect blockages. If it works well, he will request a \$300 reimbursement from THTA. The camera will also detect blockage in clothes dryer vents. The camera extends 164 feet. John Shea raised a question of building permit requirements for maintenance projects, especially those that involve a change in structure. Many contractors take on this responsibility, but it our responsibility to check. John Nimmo asked about a system for staying on schedule with road upkeep and repair. It may be possible to add a time schedule to our website, similar to the system set up for painting units. Our main loops were paved in 2021, and sealing was done the following year. A five-year system of upkeep was recommended at that time.

**Pool:** Linda Nimmo reported increased use of the pool in June/July and thanked the many volunteers for checking pool chemicals. The pool inspector was pleased with the state of the pool, but also reported a new regulation that will require replacement of the drain cover at the bottom of the pool every 5-7 years for an estimated \$200+.

**Landscaping:** Tom Genne reported that all is going as expected for the summer season.

**Architectural:** One deck modification has been approved, as have two outdoor structures for pets.

**Social Committee:** Linda Spain reported Social Committee follow-up from the questionnaire shared at the recent pool party. Groups may be organized for walking, coffee, and wine/cheese gathering. The question of a budget for social committee activities was discussed. Currently there is \$100 in the budget for these activities. This amount could be raised, or an amount set for reimbursements should they occur. No specific amount was set beyond the current \$100. Gerry Olson suggested the committee review inventory stored in the clubhouse for association use, including tablecloths, napkins, cups, plates, flatware, etc. She also suggested that groups sharing food find ways to equitably cover their costs.

**Neighborhood Contacts:** Judy Maki reported that Neighborhood Reps continue to contact new owners, and there have been several in the past few months. New owners have been invited to Board meetings as a way to get them involved in Association activities. John Shea noted that there has been a shift toward owner occupied units as opposed to rentals. It is assumed that owners may be more likely to take on volunteer activities. John Shea noted that our property values have remained high, and that residents should know that resident involvement on Committees and the Board is necessary to keep our community a highly desirable place to live. Mary Frances noted the need for a succinct list of ways residents can become involved as THTA volunteers.

**Newsletter:** Mary France continues to solicit contributions to the Newsletter. It goes out with the minutes each month.

**Emergency Preparedness update:** The survey that was sent out last month will be repeated to encourage additional returns. This is one way the committee continues to assess residents' needs. John Shea will set up the hyperlink for response if he knows that needs to be done. Dan Quick noted that 10 signs have gone up to identify water cutoffs, and one more will soon be placed. A city grant was received to purchase these signs and they should be of help when emergencies occur.

**NEW BUSINESS** – none

The meeting was adjourned at 5:30 PM.

The next Board Meeting will be held on Tuesday August 20<sup>th</sup> at 4:30 PM.