



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, Community Connections | 760-3017
Mary Frances Campana: Newsletter, Em Prep
Pool: Linda Nimmo | 760-5720

THTA BOARD MEETING MINUTES

Tuesday, August 20, 2024 @ 4:40 – 5:30 pm at the THTA Club House

Board Members: Mary Frances Campana (Presiding), Steve Arena, John Nimmo, Gerry Olson

Members/Residents Attending: Ardeth Betts, Michael Campana, Liz Conners, Barry Gainer, Tom Genne, Judy Maki, Paul Mahr, Marilyn Syverson, Cathe Walker, 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: none

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

Treasurer's Report: John Shea distributed the financial report for July to residents and owners. There were no questions from those attending.

COMMITTEE REPORTS

(New Information only)

Association Parking: John Nimmo reported that THTA Parking issues are under control for the most part.

Insurance Status: Betty Watkins: There are three new residents, and all have submitted their insurance documents. An additional new owner is being contacted, and one new unit has come up for sale.

Maintenance: John Nimmo reported on the digging going on relative to drains and clogged sewers. The work is being done by the crew working for our landscapers, and more may need to be done. An additional issue relates to the appearance of our clubhouse deck. The deck has not held the appearance as we had expected. It may need to be stained approximately every 3 years. John has 3 bids, the lowest one at \$1,375, then \$2,000, and \$3,490 (includes a top clear coat). Steve Arena moved that we approve no more than \$3,500 for cleaning and staining the club house deck, leaving the selection of bidder to John Nimmo after further checking on the quality of the options. Gerry Olson seconded the motion, and it **carried**. Part of this checking process includes determining whether the work needs to be done as well as assessing the best options.

Pool: John Nimmo reported that all is going well, with use depending primarily on the weather.

Landscaping: Tom Genne and his committee keep a check on our landscaping. Some branches have come down in the past month due to storms, so cleanup was required. Mary Frances asked about the interaction between irrigation & landscaping relative to the drainage & sewer system. They are different systems but may interact in some cases, especially when roots encroach. Deciding which budget is charged for various maintenance jobs is a constant challenge.

Architectural: One request for a garage door replacement, going from two doors to one, has been approved. A request for a new entry door with significant glass has been received. The door will be painted an approved color. Tom has checked the R & Rs and has found no restrictions on glass in doors. He will approve this request. Tom's philosophy is to make buildings secondary to landscaping in a visual sense. The

goal is to avoid designs that don't fit into our general scheme and appearance. There was some discussion about needed changes to our R&Rs, but no action was taken.

THTA Community Connections Committee: Pam Went noted that the Social Committee convened on July 25. At that time the committee was renamed. A new Coffee Hour (Liz Conners & Betty Watkins) and a Walking Group (Judy Maki) were established, and the Book Club and Mah-jongg playing continue. Our third bench arrived and has been installed on the Walnut side thanks to Tom Genne and committee members Marilyn Syverson and Pam Went. Donations of any size are welcome and can be placed in the THTA mailbox at the club house. A bench can be purchased and named for the donor for about \$500. Watch for notices of several gatherings being planned for fall and winter.

Neighborhood Contacts: Judy Maki reported that there are several new residents, with one additional unit going up for sale soon. Our neighborhood coordinators contact new residents to answer questions and make them feel welcome.

Newsletter: Mary Frances Campana will be sending out the Newsletter with the minutes. Please send items to her within the next few days. There will be no letter in September unless a guest editor steps up. Look to future newsletters for a list of volunteer activities residents may take on to benefit the THTA community.

Emergency Preparedness update: Dan Quick submitted a written report. Highlights include receipt of two grants from the city, one for signs marking water meters and the other for a radio to enhance neighborhood communications; and met with nearby communities regarding evacuation and networking during emergency situations. There was a question about the use of fire extinguishers & fire blankets. A "How to Use" session is being planned.

NEW BUSINESS – none

The meeting was adjourned at 5:30 PM.

ANNOUNCEMENTS: *(All activities begin at the Clubhouse).*

- **Mah-jongg** – players meet on Fridays, 10:00 AM – noon (Marilyn Syverson)
- **Book Club** – meets on the 1st Thursday of each month at 1:00 PM (Linda Spain)
- **Coffee hour:** 10:00 AM every Tuesday (Liz Conners & Betty Watkins)
- **Walking group:** MWF, 8:30 AM (Judy Maki)

The next Board Meeting will be held on Tuesday September 17th at 4:30 PM at the THTA clubhouse.