



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, September 17, 2024 @ 4:34 – 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:** Ardeth Betts, Sue Chelini, Tom Genne, Gary Hertel, Linda Nimmo, Lynn Snyder, Marilyn Syverson, Cathe Walker, Betty Watkins, Pam Went.

CALL TO ORDER: The meeting was called to order @ 4:34 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. Gary Hertel discussed our financial status and noted that THTA is in fairly good shape. Several maintenance projects are pending, and the painting reserves need to be rebuilt. The big unknown, financially, is the amount that will be needed for future work maintaining infrastructure, especially sewers, drainage, and stream banks.

COMMITTEE REPORTS

(New Information only)

Association Parking: John Nimmo reported that THTA Parking has been okay. There are some transitions in residency, so parking rules need to be made clear. Roads and driveways must be available to emergency vehicles at all times.

Insurance Status: Betty Watkins noted that getting policies for new owners is in process. Maintaining a file of current homeowners is ongoing. Please contact Betty or any Board member if you are willing to assist.

Maintenance: The Clubhouse deck has now been stained. In the Association, several water runoff issues are being addressed. A committee continues to take leadership on maintenance issues. (John Shea, John Nimmo, Michael Ingram, Dan Quick, Peter Seaders)

Pool: Linda Nimmo thanked Linda Spain for the Pool Party that kicked off the season, and all the fantastic volunteers who kept the pool running: Steve Arena, Kevin Armentano, Liz Connors, Michael Ingram, Robin Powel, Linda Spain, Dan Quick, Deb Mourey, John Shea, and Scott & Billie Travelstead (who vacuumed the pool area weekly)! Many items have been fixed or added to the pool, so it is safe and in good working condition. During the season, 722 guests visited, and 42 households used the pool.

Landscaping & Architecture: Tom Genne noted that our landscaping is in good shape. There has been some discussion with new owners relative to landscaping issues. Landscaping around the new bench on the Walnut side is underway, including a new tree to give some shade. New roofs have been approved and will be installed this fall.

THTA Community Connections Committee: Two great ideas stemming from the Pool Party were the Tuesday morning coffee hour & a MWF walking group. A wine/cheese party is being planned for Friday – Oct. 4th. One unit is currently for sale. The number of THTA rental units is somewhat lower than it has been.

Neighborhood Contacts: All is going as planned, with new residents being contacted.

Newsletter: Mary Frances has many good items for the Newsletter and will use them in future issues. The September issue will be coming out soon.

Emergency Preparedness update: Dan Quick noted that this committee needs to be in good communication with Maintenance & Landscape (John Shea). Some cleanout of drains has happened. Sue Chelini noted that the drain on 29th Street needs to be cleaned out on a regular basis, especially near 2948. The drain is on city property but collects our leaves and grass. Last winter it caused street flooding. Dan Quick will follow up.

NEW BUSINESS

Planned Maintenance Projects: Our community uses a combined sewer/storm drain system, with some drainage going into the creek. Dan Quick noted that the effort to map drains as digging goes on will lead to a better understanding of problems relating to drainage. Mary Frances asked about the availability of grants. Dan noted that there may be some related to native plants and stream stabilization. Sue Chelini asked about the presence of Beavers, since there is evidence of them South of Walnut & East of 29th. Nutria have been a problem for us, not Beavers that we know of. Tom Genne noted some of our history in working with various government agencies who have input to stream management. Using rocks in creek banks is discouraged, but trees and plantings can help with erosion. Water flow is increasing, so measures do need to be taken

John Shea asked that three projects be approved. Gerry Olson moved that we approved the Maintenance Committee request for a) replacing damaged sections of underground storm drainpipe at a cost of \$4,000 (John Nimmo, Project Manager); b) purchase and install bank stabilization materials on streambanks between unit numbers 2836-2868 for \$1,000 (Tom Genne, Project Manager); and c) purchase and install additional bank stabilization materials for use on streambanks where needed, at a cost of \$4,000 (Project Manager TBA). John Nimmo seconded the motion, and it **Carried**.

Keeping a balance between our Budget & Reserve Accounts is a concern when it comes to maintenance and landscape issues (drainage and water run-off, root systems, blockage, stream bank erosion, etc.) These items will generally be paid out of Maintenance Reserves unless Landscape goals prevail. There is always a consideration of dues needed for reserve accounts versus operating costs. A draft budget will be presented in October, and HOA dues for 2025 will be set in November. The 2025 Budget will be approved in December.

Sue Chelini witnessed a fight on 29th St while out walking. Police were called and they dealt with the altercation. Please be alert to potentially dangerous situations in and around the THTA community.

The meeting was adjourned at 5:40 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 Connors & Betty Watkins)
- **Walking group:** MWF, 8:30 AM (Judy Maki)

The next Board Meeting will be held on Tuesday October 15th at 4:30 PM at the THTA clubhouse.