



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, October 15, 2024 @ 4:30 – 5:30 PM at the THTA Club House

Board Members: Mary Frances Campana (Presiding), Steve Arena, John Nimmo, Gerry Olson (Recording Secretary), Dan Quick. **Treasurer:** John Shea. **Members/Residents Attending:** Ardeth Betts, Tom Genne, Michael Ingram, Linda Nimmo, Lynn Snyder, Linda Spain, Cathe Walker, Betty Watkins, Pam Went

CALL TO ORDER: The meeting was called to order @ 4:32 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 September financial report to residents and owners. Discussion centered on the need to build reserves for future planned and unplanned expenses – painting, drainage problems, road sealing, creek stabilization, and irrigation system maintenance, for example. John Nimmo pointed out that we have just completed upgrades for several major items –e.g. club house and pool – which helps to reduce emergency demands on the budget. Dues and Budget decisions will be made in November & December.

Dan Quick asked about the painting cycle, given the change in paint quality and quality of preparation. Currently the time between painting a unit is 12 years. Tom Genne and others will do some research to see if this time gap is reasonable.

COMMITTEE REPORTS

(New Information only)

Association Parking: John Nimmo reported that THTA Parking has been okay. There are always a few issues to deal with, taking all factors into account.

Insurance Status: Betty Watkins noted that she is working on keeping copies of unit insurance policies up to date. There are always issues to deal with, but most homeowners' policies are current.

Maintenance: John Nimmo talked about general maintenance issues and invited questions. The materials to stabilize the bank and contribute to landscape projects have been delivered and Mark is working on these.

Pool: -- Closed!

Landscaping & Architecture: Tom Genne reported spending for use in landscaping and maintenance projects. Some bark is being spread, and rocks, a tree, and shrubs will be added around the bench on the Walnut side. Some new roof requests have been approved. There is a concern about potential damage to lawn on common property from items stored on it, and Tom will follow through on this. A gate and fence at Mary Frances Campana's unit will be replaced in the near future.

THTA Community Connections Committee: Linda Spain reported on HOA Social Committee activities. The wine tasting and cheese party was great fun and educational too, thanks to Steve Arena. We used 25 wine glasses, so a good turnout enjoyed the festivities. There is interest in a "repeat."

Neighborhood Contacts: Judy Maki noted that one unit is currently on the market, and more will be coming up.

Newsletter: Mary Frances Campana will be preparing the newsletter, so send her copy you may have. She is also seeking photos from the recent party.

Emergency Preparedness update: Dan Quick – nothing new to report.

NEW BUSINESS

None

The meeting was adjourned at 5:15 PM.

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

- **Mah-jongg:** players meet on Fridays, 10:00 AM – noon (Marilyn Syverson or Judy Maki)
- **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)
- **Mexican Train:** meets on Thursdays at 6:00 PM to play this domino game (Liz Connors)

The next Board Meeting will be held on Tuesday, November 19th, 4:30 PM at the THTA clubhouse.