



***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, November 19, 2024 @ 4:30 – 5:30 PM at the THTA Club House

**Board Members:** Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary), Dan Quick. **Treasurer:** John Shea. **Members/Residents Attending:** Tom Genne, Perky Genne, Gary Hertel, Michael Ingram, Judy Maki, Linda Nimmo, Lynn Snyder, Linda Spain, Cathe Walker

**CALL TO ORDER:** The meeting was called to order @ 4:35 p m by President Mary Frances Campana.

**Additions to the agenda:** none

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

**Treasurer's Report:** Gary Hertel presented the financial report for October. Income and expenditures are on target as budgeted.

**Discussion of Dues for 2025:** Gerry Olson moved we increase monthly THTA dues to \$310 for 2025. Mary Frances Campana seconded the motion. Discussion centered on projected costs for painting and maintenance, plus inflation affecting operating expenses. By summer 2025 we need to have our road system appraised for possible treatment, finding out both timing and costs for this. We should also seek a better idea of an appropriate lag time for painting. Currently we are projecting a 12-year lag. The first units painted under the current plan are six years in, so a new estimate of time lag should be done. Tom Genne will work with the paint supplier. **The motion to increase 2025 to \$310 monthly carried.**

Gary Hertel suggested that we adopt both the level of dues and budget in November in future years. The Board endorsed this move, knowing that we won't have the last two months of the prior year available but that projections probably won't change a great deal in November and December. Gary also provided a seven-year graphic financial summary for the Board. It shows the allocation of our income by category, including our reserve accounts, for future expenditures on painting, roads and maintenance. Utilities and Landscaping have claimed the largest portion of our dues over all six years, with cost for the loan we took out for road replacement coming in third. This chart will be posted in the Clubhouse window. Thanks, Gary.

## COMMITTEE REPORTS

(New Information only)

**Association Parking:** Nothing new to report.

**Insurance Status:** No report.

**Maintenance:** Dan Quick moved, and John Nimmo seconded a motion to allocate not more than \$3,500 for replacement of the center support beam under the clubhouse. **The motion carried.** Most of the projects we have approved have been completed, and the clubhouse work may be done soon. The drain repaired on the 29<sup>th</sup> side seems to be holding up. Questions were asked about problem drainage at other areas of the community. Any problems noted should be reported to the Maintenance Committee, using in [thta@info.org](mailto:thta@info.org) address. Michael Ingram will see to winterizing the clubhouse bathrooms and laying the rubber mat on the

deck. The gutter cleaning form is available online. There is no change in service or costs from the prior year. Mark and his Landscape crew will begin cleaning gutters when leaves are down, generally in December. Homeowners are responsible for keeping their gutters clean and filters installed in the downspouts, either using Mark or doing it themselves. Anyone wanting to use our Landscape crew needs to fill in the form, attach a check for the work requested, and deposit the request in the THTA Clubhouse mailbox.

**Pool:** Linda Nimmo reported that the pool has been winterized.

**Landscaping & Architecture:** All seems to be progressing as planned and within budget. Several roofs are being replaced and looking good.

**THTA Community Connections Committee:** Linda Spain noted that activities are on-going as planned, and a New Year's Eve party is in the works. Two units are for sale on the 29<sup>th</sup> Street side. Sales have been slowed or cancelled, perhaps due to high interest rates and the high estimated costs for renovations needing to be done.

**Newsletter:** Mary France Campana will be publishing the newsletter soon. It generally comes out with the minutes but there is interest in having the Newsletter as a "Stand Alone" distribution, in order to attract more readers. Michael Ingram provided information for the Newsletter which addresses the amount of \$\$\$ savings to our association due to volunteer work being done by members. There are too many to list her, but recent contributors include Dan Quick, John Nimmo, and Michael Ingram as they have tackled maintenance issues.

**Emergency Preparedness update:** A raffle is being planned for December, with the "prizes" being fire blankets secured by Lynn Snyder.

### **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 or Judy Maki)
- **Book Club:** meets on the 1<sup>st</sup> 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)
- **Mexican Train:** meets on Thursdays at 6:00 PM to play this domino game (Judy Maki)

**The next Board Meeting will be held on Tuesday, December 17<sup>th</sup>**

**4:30 PM at the THTA clubhouse.**