

Board Members & Officers
Mary Frances Campana, President | 231-4510
Steve Arena, Vice-President | 916-616-0712
Gerry Olson, Secretary I 752-0210
John Shea, Treasurer | 754-6832
Dan Quick | 760-8420
John Nimmo I 760-9713

Committee Chairs
Tom Genné I 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, Emer Prep
Pool: Linda Nimmo | 760-5720

THTA BOARD MEETING MINUTES

Tuesday, December 17, 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, Gary Hertel, Michael Ingram, Linda Nimmo, Linda Spain, Lynn Snyder, Cathe Walker, Betty Watkins, Pam Went, Connie West

CALL TO ORDER: The meeting was called to order @ 4:45 pm by President Mary Frances Campana.

Additions to the agenda: Fire Blanket Raffle today (EPC).

Approval of November 2024 minutes: The minutes were approved as distributed

Treasurer's Report: Gary Hertel presented the financial report for November and the year's summary. There will be a few landscape bills still to come, but they will be in before the end of the month. Year end figures show that THTA is close to a balanced budget for 2024.

Approval of the 2025 Budget – John Shea presented the Budget. Budget Committee John shea and Gary Hertel assumed a 3% increase on average. Maintenance will continue to be a major expenditure item. Gerry Olson moved, and Dan Quick seconded a motion to approve the 2025 THTA Budget as presented. **The motion carried.**

COMMITTEE REPORTS

(New Information only)

Association Parking: John Nimmo reported that all is going well, and that people are asking permission when using visitor parking beyond the 3 days allowed.

Insurance Status: From Betty Watkins, nothing unusual, but there is always something to follow up on.

Maintenance: John Nimmo, John Shea, and Michael Ingram discussed replacement of supports under the small clubhouse. One still needs to be replaced, and Michael Ingram has found a second support underneath the small clubhouse that has dry rot and should also be replaced soon. There will be a cost for this replacement that has not yet been approved by the Board. Michael has talked with one contractor about cost, and bids will be coming in. John Shea recommended that a full assessment be done to be sure that all other supports are okay, and the Board agreed.

Pool: John Nimmo noted that the pool has been winterized and is in low maintenance mode right now

Landscaping & Architecture: Tom Genne reported that a fence has been approved and several roofs are being replaced. Landscaping around benches has been completed and looks lovely and inviting. Stream stabilizing is ongoing, as bank erosion is a problem, especially in the rainy season. We have two streams to contend with, adding to the complexity. The good news – THTA units are built on clay, and clay is fairly stable, so houses are not moving/sliding.

THTA Community Connections Committee: Linda Spain reported on the groups meeting on a regular basis. She announced the books being read for the next 2 months. An informal New Year's Eve party is being planned for 7-9:00 PM. Clubhouse cleaning has been arranged with Suzi Bunsen. She will clean thoroughly every 6-8 weeks as needed. Those who use the clubhouse still need to leave the clubhouses clean for the next user. Cleaning instructions are posted on the kitchen bulletin board. Use of the electric surface units for heating water and other items was discussed. These units and their controls are dated and potentially unsafe. Board members agreed that these units should be disconnected. Plug-in electric appliances can be used for heating water. Michael Ingram will work with us to get the job done.

Neighborhood Contacts: Judy Maki reported that all is going well.

Newsletter: Mary Frances writes the Newsletter that is distributed to residents/members.

Emergency Preparedness update: Lynn Snyder provided two fire blankets on behalf of EPC. Lynn drew the winning tickets which went to Cathe Walker and Judy Maki. Thankyou committee for your ongoing work, and to Lynn for reminding us that fire blankets are a good move for all of us.

Champagne tasting for the New Years Party: Dan Quick is planning this, along with Steve and Becky Arena. The event will be held December 31st, from 7-9 PM in the THTA Clubhouse.

NEW BUSINESS

Possible additions/amendments to governing documents regarding consequences of violation of rules and regulation. Mary Frances Campana opened a discussion on THTA R&Rs, with a goal to specify consequences of violations that impact the community, including assessing fines if other strategies don't work. A committee of not more than two Board members and several residents will be appointed to work on a proposal to revise the R&Rs with these concerns in mind. The committee will be charged with finding strategies that work well without being overwhelming in terms of enforcement or resulting in escalating conflict. What is expected needs to be made explicit, understood, and applicable to multiple townhouse situations. Included are activities that affect common property that may involve costs to the Association. Comments from attendees related to having rules that we are willing to enforce and accommodate special situations that may justify bending the rules. Tome Genne noted that there have been few problems over time in the area of remodeling. All present agreed that it is time to review the R&Rs for necessary changes.

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 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 TUESDAY, JANUARY 21 at 4:30 PM at the THTA clubhouse.