



Board Members & Officers

Gerry Olson, President | 752-0210
Mary Frances Campana, Vice-President | 231-4510
John Nimmo, Secretary I 754-9857
John Shea, Treasurer | 754-6832
Marilyn Syverson I 908-1774
Steve Arena I 916-616-0712

Committee Chairs

Tom Genné I Landscape, Arch. & Paint | 752-1291
Betty Watkins, Insurance | 231-5550
Judy Maki, Neighborhood Contacts | 752-6587
Maintenance
Linda Spain, Book Club | 760-3017

THTA ANNUAL MEETING MINUTES- June 20, 2023 @ 4:00PM at the THTA Clubhouse

Board members and officers present: Gerry Olson Mary Frances Campana, John Nimmo, John Shea, Marilyn Syverson, Steve Arena

Members present: Tom Genne, Catherine Harrington, James Harrington, Paul Mahr, Linda Nimmo, Robin Phillips, Robin Powel, Betty Watkins, Pam Went, Dan Quick

CALL TO ORDER

Introductions: Welcome newcomers!

Annual Meeting Minutes (6/18/2022): The minutes of last year's Annual Meeting were approved as distributed.

Election of Board Members: John Nimmo, chair of the Nominations Committee presented the slate. Mary Frances Campana was elected to a three-year term. All other Board members continue to serve: Steve Arena and Gerry Olson for two more years; John Nimmo and Marilyn Syverson for one year.

COMMITTEE REPORTS – HIGHLIGHTS OF THE YEAR

Treasurer, John Shea: High inflation has been driving our costs up, including numerous maintenance projects undertaken this year. The need to build our reserves will drive next year's budget. One question all buyers ask is the level of THTA's reserve accounts. Our management systems have changed this year. We have an independent accountant handling our books. The work is also online so that the treasurer can check (but not change) our books. With interest rates rising, some of our reserve funds have been moved to an account yielding 4.0%.

Clubhouse/social: Gerry olson noted the leadership shown by Linda Spain who got the THTA Book Club going, and Marilyn Syverson who started a weekly Mah-Jongg group. THANKS! Many of our members are interested in more social activities.

Insurance, Betty Watkins: Throughout the year Betty checks to see that each unit has homeowners' insurance in force and follows up to be sure cancelled policies are replaced. Since this year it was determined that THTA can not claim "insurable interest" for units, it is important to have up to date insurance information for all owners. If an owner refuses to rebuild in case a unit is partially or fully destroyed, the Association has recourse only through the legal system.

Pool, John & Linda Nimmo: In the past summer season, the pool was used by 779 individual swimmers, even though the swim season was late getting started. Early this year, it became necessary to address major issues concerning maintenance and repairs required to keep the pool open. A decision was made to keep the pool going, following a survey of member support for the pool and deliberation by the board. This decision will be revisited at the June Board meeting.

Landscaping, Tom Genne: This past year, projects were completed rather than starting new ones. One new step was to hire an arborist to assess the soundness of the trees. No problems were found. Kudos to Tom & the Landscape committee for keeping our landscape beautiful and in good shape.

Architecture, Tom Genne: Several projects were approved. Among them were fences rebuilt and remodeling affecting outside views.

Painting, Tom Genne: We are in the 6th year of our 6-year painting cycle. During the next six years painting reserves will need to be rebuilt for the next cycle. We expect painting costs to increase over the coming years. Improvements in paint quality and preparation of wood to be painted have led to units being repainted every 12 years, compared to 6 years earlier.

Lighting, John Nimmo: Some light fixtures have been replaced this year, and there are some available if requests are made. Let John know if you see a burned-out bulb!

Neighborhood Contacts, Judy Maki: Neighborhood representatives contact new residents and serve as a resource. Those moving in appreciate this contact. Our reps also distribute minutes and other notices to those without e-mail and spread the news on activities being planned. Our reps help show residents that we live in a friendly and caring community, and everyone is welcome.

Emergency Preparedness, Mary Frances Campana: This committee has been working hard. In June four meetings were held at the club house, 3 of them led by Dave Busby, a city expert and leader in emergency preparedness. Major topics were introduced, useful materials were distributed, and continued interest was assessed. More information will be posted on the website.

Newsletter, Mary Frances Campana: The THTA Newsletter will continue to be distributed via e-mail and by Neighborhood Representatives.

Maintenance, Gerry Olson: Major steps have been taken in the past year to upgrade the physical assets of THTA. Sealing of roads was completed following last year's repaving of the two major loops. The deck around the clubhouse and bridge between the two sides of our Association was replaced, assuring that it is now structurally sound, safe to walk on, and beautiful to look at. In the cold & rainy season rubber matting was added to avoid falls. Both clubhouses and the pool shed had their roofs replaced, and a decision was made to undertake major repair of the pool. These projects and the work of all Association committee members keep our community attractive and admired by anyone coming to visit. It also results in high interest on the part of buyers as we note quick turn-around when a unit comes up for sale. Thanks to all Residents and Owners who do their part.

The meeting was adjourned at 4:35 pm.