



**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 EMERGENCY BOARD MEETING MINUTES- June 19, 2023**

The Board of Directors Meeting for the Timberhill Townhouse Homeowners Association was called to order at 4:30 pm.

**Board Members/Officers present:** Steve Arena, John Nimmo, Gerry Olson, John Shea, Marilyn Syverson

**Owners/Residents present:** Ross Actin, Tom Genne, Michael Ingram, Paul Mahr, Gretchen Morris, John Morris, Linda Nimmo, Robin Powel, Peter Seaders, Scott Travelstead, Pam Went, Dan Quick

This meeting was called to discuss additional needed work for pool repair, the related additional costs, and to get input from THTA residents/owners.

Linda and John Nimmo summarized the pool situation to date. Since the time the Board approved replacement of the deck for ~\$21,000 and replacement of the heater ~\$5,000, it has been found that the skimmers also need to be replaced (E.D. Hughes bid of \$3,300) and new handrails are needed (~\$500). Linda and John have done extensive research to find a company that could do this work, and in a timely manner. The need to make a decision quickly was emphasized since pool conditions are deteriorating and return of the heater is pending.

A survey was done in February to determine the interest of Residents and Owners in the Pool. There were 42 responses of the 70+ surveys sent. Responders split evenly on their interest in keeping the pool open. On a scale of 1(low) to 4 (high) 16 ranked keeping the pool open as "1", 5 as "2", 6 as "3", and 14 as "4".

There was a great deal of good discussion, with the following questions asked and points made:

- The additional dollar amount for repair is estimated at \$3,000 to 4,000. This is a relatively small amount compared to the total recently approved for total repair.
- What would be the costs if the Board decided to fill in the pool and repurpose the land area? This is difficult to determine, but costs to fill in the pool and pave over it were estimated at about \$20,000, Other uses would add costs.
- Based on videos, the replacement of the skimmers appeared to be complex.
- This is a relatively new work for E.D. Hughes. Can we get assurance that they will stand by their work? (Linda noted that the skimmers and water flow will be tested as work is done.)
- The pool is expensive to keep in good repair and operate. John Shea has prepared pool costs over time at about 6% of monthly fees. He will do an update of these figures for the Board and those interested.
- Many expressed their interest in the pool as they decided to purchase, and thus it is an important part of livability for them. Others noted that they were not pool users but saw the pool as an enhancement for selling.
- Concerns were expressed about the risks of future, unknown repairs. What else could go wrong?