



**Board Members & Officers**

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

**Committee Chairs**

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

**THTA BOARD MEETING MINUTES- June 20, 2023 @ 4:30PM at the THTA Clubhouse**

The Board of Directors Meeting for the Timberhill Townhouse Homeowners Association was called to order at 4:38 pm.

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

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

**ADDITIONS TO AGENDA:** none

**PREVIOUS MINUTES (May 18, 2023):** Minutes were approved as posted and distributed.

**TREASURE'S REPORT:** On the "income" side, two owners are more than a month late with HOA payments, and four have not increased their payment from \$260, contributing to a lower-than-expected income for the month. Interest income is higher than budgeted for May. For expenses, utilities are higher than projected and landscape expenses are higher as projects begun last year are completed. Site Maintenance Reserves need replenishing. Funds can be moved, but THTA is restricted by HOA rules on movement of reserves to operations.

**COMMITTEE REPORTS**

(Most committee reports were presented at the annual meeting – see those minutes for detail.)

**Maintenance:** A leaking water shut-off valve was discovered on Thursday, June 1<sup>st</sup>. Although the valve connection was just 3 years old, the brass connection had cracked, and the threads were stripped. Gerry Olson decided this was an emergency, with estimated water leakage at one gallon per minute, and accepted the bid from the plumber who discovered the leak while seeking a water shut-off. Chase Plumbing's bid of \$1,740 was accepted and the work was done the next day. Mary Frances Campana moved we stand behind this bid, it was seconded and passed.

For the past several months we have not had a Maintenance Chair, despite repeated requests for a volunteer. John Shea recommended the Board appoint a committee, and the Board agreed. Four people agreed to serve: John Shea, Michael Ingram, John Nimmo, and Peter Seaders. John Shea will call the group together and they will work out a process for handling maintenance requests and reporting to the Board at monthly meetings.

**Pool:** An emergency meeting related to additional needed repairs for the pool was held on Monday, prior to this Board meeting. The information and comments from those attending that meeting were summarized prior to Board discussion. Primarily, an amount of \$3,500 to \$4,000 is needed in addition to the amounts already approved for repair (\$21,000 for the deck and

\$5,000 for the water heater). It was noted that the pool is expensive to maintain, claiming about \$15.00 per month of HOA dues. However, the cost of closing the pool is estimated at \$20,000 plus any additional costs of repurposing the land. Many positive comments were received, citing the plus factors in using the pool, enhanced livability and sales appeal. Those not interested in having a pool were also noted.

There was some discussion about establishing a user fee. The down sides include having to manage entrance to the pool, and the possibility that too few would sign up to pay the fee, leaving the pool operating costs underfunded.

Steve Arena moved that we move forward with the pool repairs, allocating \$4,000-\$5,000 to complete repairs, especially for replacement of the Skimmers and Handrails. The motion was seconded, and it carried. This work will begin very soon.

### **OLD BUSINESS**

**Moss removal on homeowner unit roofs – update:** Tom Genne has been working with unit owners in need of moss removal from roofs. Eighteen unit-owners expressed interest, roofs were evaluated by Home Grown Gardens, and bids were given. Of those 18, 12 have agreed to have this work done and others may be forthcoming. This is a good step toward keeping our roofs in good shape and reducing potential fire danger. Thanks, Tom, for all your leg work on this project.

### **NEW BUSINESS**

**Change of Board Meeting Times:** A concern was expressed about the current Board time, as many who are employed cannot make a 4:30 pm starting time. The Board agreed to a 4 month trial period, beginning meetings at 5:15 pm, ending at 6:15 pm. The Board will review this decision at the October meeting.

#### **Election of Board Officers, 2023-24:**

<b>President:</b>	<b>Mary Frances Campana</b>
<b>Vice President:</b>	<b>Steve Arena</b>
<b>Secretary:</b>	<b>Gerry Olson</b>
<b>Treasurer:</b>	<b>John Shea</b>

**The meeting was adjourned at 5:23 pm.**

### **Announcement:**

**THE JULY 18, 2023 BOARD MEETING WILL BEGIN AT  
5:15 PM AT THE THTA CLUBHOUSE**

**Hope to see a good turnout!**