



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- July 18, 2023 @ 5:15 PM at the THTA Clubhouse

The Board of Directors Meeting for the Timberhill Townhouse Homeowners Association was called to order at 5:16 pm.

Board/Officers present: Mary Frances Campana (presiding), Steve Arena, Gerry Olson, Marilyn Syverson

Owners/Residents present: Tom Genne, Robin Phillips, Betty Watkins, Pam Went, Dan Quick

President Mary Frances called the meeting to order at 5:15 pm.

ADDITIONS TO AGENDA: none

PREVIOUS MINUTES (June 20, 2023): Steve Arena moved we accept the minutes as distributed. Marilyn Syverson seconded the motion and it **carried**.

TREASURE'S REPORT: As distributed.

COMMITTEE REPORTS

Association Parking: no report

Insurance: Betty Watkins reported that June was a busy month with new owners and policies cancelled, but new and renewed policies are coming in.

Maintenance: the inaugural members of the newly established Maintenance Committee are John Nimmo, Michael Ingram, Peter Seaders, and John Shea. Their initial work has been directed at the pool. They will meet later in July to organize and divide responsibilities.

Pool: As of now John Shea, the Nimmos, and Peter Seaders plan to repair the skimmers in the hope of gaining at least several years of life. When the skimmers are repaired, the pump can be turned on to check for leaks, and the water chemistry returned to required levels. The pool decking will then be poured, with 7-10 days needed to cure. The community will be informed when the pool is back in business.

Landscaping: Tom Genne noted that landscape work is on schedule. The week of Sept 4 *Home Grown Gardens* will remove moss on 16 units as agreed upon by owners. Fall is a good time for this procedure.

Architectural: Minor changes have been approved. A question about why garage doors are sometimes not painted was raised. The painting of new doors depends on the surface quality. If the factory color is close, the retail surface may be better than a painted surface.

Painting: Painting of the final two units will be completed this month. This finishes this six-year cycle for painting. The next cycle will begin in 2030.

Exterior Lighting: Nothing new to report. Please let John Nimmo know if there is a landscape light out or if you have a lighting concern.

Neighborhood Contacts: No issues to report.

Newsletter: The July newsletter will go out with the minutes of the July meeting.

Social/Book Club: No Report.

Emergency Preparedness Update: Dan, Robin, & Mary Frances have been meeting to discuss next steps for THTA. A slide show is being prepared to be accessed on the web. Fliers & brochures will be placed in the box near the Clubhouse mailbox for access by owners & renters. They are gathering ideas for equipment to be stored by THTA for use in an emergency.

OLD BUSINESS

Working with a Management Service: (Continued discussion). Board members are invited to meet with the Business Development Manager of Bule Mountain HOA Management on Wednesday, July 19. Discussion will center on services other than financial management that the Association may need. Of special interest are management systems that could increase the effectiveness of THTA operations and specific issues where a broad knowledge of how HOAs function can contribute to solutions.

Warped clubhouse deck boards: Elephant Builders is dealing with some issues occurring with deck boards. Some need to be screwed down, and one board will be replaced.

NEW BUSINESS

Future Agenda Items:

Solar Panel Guidelines – Tom Genne will be giving attention to solar paned guidelines for THTA units in the Fall. We need to follow any county/city guidelines that exist, and each interested owner will need to determine the amount of power that can be generated in this way. Because of location and orientation solar panels may not be cost effective on some units. We also need to determine any limitations or restrictions THTA should set, including any changes in landscaping that may be requested. The Historic Renovation Committee has been able to enact certain restrictions, so this may also be possible for THTA.

The meeting was adjourned at 6:05 pm.