



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
Tom Genné, | 752-1291
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- August 22, 2023 @ 5:15 PM; 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, John Nimmo, Tom Genne (newly appointed), John Shea (Treasurer)

Owners/Residents present: Robin Phillips, Dan Quick, Linda Nimmo, Marnie Nobel

ADDITIONS TO AGENDA: Welcome Tom Genne to Board; by unanimous vote, Tom is completing Marilyn Syverson's term. Report on status of records project (MFC)

PREVIOUS MINUTES (July 18, 2023): Approved as written

TREASURER'S REPORT: in addition to distributed report, John Shea noted that he is acting Bookkeeper while Deidre is on leave. John commented that the bookkeeping software is challenging. The financials look good. Water bills are higher but Pool costs are lower. Painting costs will be higher in 2023. Brief discussion of 2024 budget; discussion to be continued at next meeting.

COMMITTEE REPORTS

Association Parking: Discussion on RV parking. RVs may park overnight next to the home in order to unload/load or clean. Owners must give notice and obtain a parking permit. Cars with permit and notice given may park in public spots for 3 days.

Insurance: Betty Watkins sent in report; everything is fine and all have paid. John Shea added that the THTA insurance has also been paid (\$1700).

Maintenance: reported by John Nimmo. The new team has met and the committee is in place. Drainage issues not related to landscape need to be addressed (cost item).

Pool: Will not open this year; still waiting for the deck to be poured. Skimmers are fixed (thanks John Shea).

Landscaping: Tom Genne – grass is dry and browning due to the weather. Laying down more bark to support proper water absorption. Trying to stay on budget.

Architectural: see next items

Painting: End of six-year cycle; have almost completed the last building. The preparation and execution have been excellent.

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: Thanks to contacts for getting the word out about rescheduling this Board meeting.

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

Emergency Preparedness: Dan, Robin, & Mary Frances met to discuss next steps for THTA. Fliers and brochures are in the box underneath the Clubhouse mailbox for access by owners and renters. Dan Quick's proposal to Benton Co. for funds/equipment was funded \$3000 to obtain equipment such as leaf blowers (for embers), 8 2-way radios, gas shutoff keys. Not sure whether we get the cash to buy or the equipment itself—will clarify and act accordingly. If anyone has a line on a generator, we would like to obtain one (or more)—contact Mary Frances Campana.

Social Committee: looking for more benches to place around the Association property. If you are interested in helping to make this possible contact Pam Went or Marilyn Syverson. Benches must be 'no maintenance' and recycled plastic.

OLD BUSINESS

Records Management: We are on the down slope of the project. Thanks to John Shea for his help. John is the keeper of the Google Docs storage for us. A "how to use the documents" message will be prepared. Thanks to Mary Frances.

The Bench has arrived: Thank you Len and Judy Maki for your donation of the bench which sits proudly on the Clubhouse deck.

Working with a Management Service: The Board received a pre-proposal from Blue Mountain Community Management regarding services it could provide THTA. After reviewing the proposal and discussion, it was decided to not pursue Blue Mountain because it is unable to provide the type of services we require. The Board passed a motion that Mary Frances communicate to BMCM declining their services. *Note: on Wednesday, 8/23 Mary Frances received a phone call from Blue Mountain requesting an update. Mary Frances informed BMCM on the telephone that we would not be pursuing a business relationship with them.

A discussion with the Board and attending owners brought out various ideas and observations:

--Mary Frances suggested we look at an "a la carte" approach. Finances are doing fine as they are handled now. We use lawyers on an 'as needed' basis and it works for us. Getting a good website designer and other skillsets when they are required seems a useful plan.

--John Shea stated that Kurt gave us HOA legal knowledge. We can ask an attorney about a retainer relationship for advice. He also suggested more communication and cooperation with

the many other HOAs in the Timberhill area to use as a knowledge resource (some of this is in place already).

The meeting was adjourned at 6:16 pm.