



#### **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**, info@thta.org  
**Linda Spain**, Social/Book Club | 760-3017  
**Mary Frances Campana**, Newsletter and  
Emergency Preparedness | 231-4510

### **THTA BOARD MEETING MINUTES- Sept. 19, 2023 @ 5:15 PM at the THTA Clubhouse**

**Board/Officers present:** Mary Frances Campana (presiding), Steve Arena, Tom Genne, Gerry Olson, John Nimmo, John Shea

**Owners/Residents present:** Perky Genne. Robin Phillips, Paul Mahr, John and Gretchen Morris, Linda Spain, Betty Watkins, Pam Went

President Mary Frances called the meeting to order at 5:17 pm.

**ADDITIONS TO AGENDA:** none

**PREVIOUS MINUTES (Aug. 22, 2023):** The August Minutes were approved as distributed.

**TREASURE'S REPORT:** Treasurer John Shea reported that utility expenses are higher this year because of increased water usage and cost. Otherwise, expenditures are about as budgeted. A discussion of our reserve accounts, and needed dues increases to rebuild them, followed. John Shea distributed several scenarios for different levels of dues increases. The decision on dues increase will be made at the November meeting. There are several "unknowns" including potential repairs to our underground water and sewer pipes and road sealing in about five years. There is some benefit to having the amount in "road reserves" for emergencies, but there is always the risk of emergency demands in the future. Even if we increase dues by \$35 this year to fully cover potential painting and maintenance needs in the future, the annual costs of our operations will likely also increase at an inflationary rate of 3 – 3.5 percent.

#### **COMMITTEE REPORTS**

**Association Parking:** Nothing to report.

**Insurance:** Betty Watkins is having trouble contacting a new home-owner relative to providing THTA with a copy of his/her insurance policy. She will pursue this but may need help in the future if contact is not made.

**Maintenance:** This committee is currently operating effectively, but with no designated chair. There are several minor issues, especially with the storm drains, and some deck support work. Use the info address to report maintenance problems ([info@thta.org](mailto:info@thta.org)). The person responding will report to the individual with a cc to the others on the info list (Board and Committee Chairs) to note that a response has been sent.

**Pool:** Work is progressing on the deck replacement and should be completed this fall.

**Landscaping:** The landscape crew is currently working to adjust the irrigation system for needed levels. Demands change as the weather cools and rain begins.

**Architectural:** A new fence was approved and painted, but there are no new requests.

Tom Genne visited with city officers about rules for adding solar panels to THTA units. In most cases, solar panel requests will need to be accommodated, but there may be ways to prevent "unique" and potentially obstructive construction when adding panels. For THTA the question is knowing if solar makes sense for a particular unit, and coming to terms with any effects that current landscaping may have on solar access. While tree maintenance is the purview of this committee, any issues need to be discussed before panels are approved. The Architecture Committee would be the contact for approval, but it would be ideal to first have a solar study done by any owner who may be interested in adding solar panels.

**Painting:** This painting cycle is now complete, and the final invoice has been submitted.

**Exterior Lighting:** All is okay for now.

**Neighborhood Contacts:** Unit #2928 is now rented and #2874 is for sale, may be closing.

**Newsletter:** The next newsletter will go out with the next distribution of minutes. All are encouraged to make submissions. Send written materials to Mary Frances Campana.

**Social/Book Club:** See Announcements below.

**Emergency Preparedness Update:** See Announcements below.

### **OLD BUSINESS**

**Archives and Files Project status:** Mary Frances has finished going through all the Association Historical Files. They will be stored in Google Docs. KUDOS to Mary Frances.

**Clubhouse Bench:** Thank you Len and Judy Maki for your donation of the bench which sits proudly on the Clubhouse deck. Benches like this one will help to make our community more livable. The Bench committee has a current goal to add a total of 3 benches to the landscape. There is a bench fund for future contributions and any amount is welcome. One-time costs of a bench would be about \$500. Contact Pam Went if you have questions (360-927-8411).

### **NEW BUSINESS**

**Future Agenda Items:** Guidelines for adding solar panels to units  
Discussion of HOA Insurance Issues – Liability limit

### **ANNOUNCEMENTS:**

*\*National Good Neighbor Day* is on **Thursday, Sept. 28<sup>th</sup>**. The THTA Social and Emergency Preparedness Committees are hosting an ice cream festival at the Clubhouse from 4-6:30 pm in the spirit of the day. There will be many activities for those attending (Ping Pong, Mah Jongg, games, book discussions, etc.), and the EP committee has gas meter keys for all who need them. Look for posters and announcements on the deck and at the mailboxes. Come for fun and ice cream!

*\*Book Club* meets on the 1<sup>st</sup> Thursday of each month at 1.00 pm at the Clubhouse.

*\*Mah Jongg* meets every Friday, from 10:00 – 12:00 noon at the Clubhouse.