



**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**, Book Club | 760-3017

**THTA BOARD MEETING MINUTES-  
October 17, 2023 -- 5:15 PM at the THTA Clubhouse**

**Board/Officers present:** Steve Arena (presiding), Tom Genne, Gerry Olson, John Nimmo  
**Owners/Residents present:** Sue Chelini, Gary Hertel, John Morris, Linda Nimmo, Lynn Snider, Linda Spain, Betty Watkins, Pam Went

Vice-President Steve Arena called the meeting to order at 5:17 pm.

**ADDITIONS TO AGENDA:** none

**PREVIOUS MINUTES (Aug. 2023):** The September Minutes were approved as distributed.

**TREASURE'S REPORT:** Deferred to next meeting. Financial reports for September will be distributed with the October minutes.

**COMMITTEE REPORTS**

**Association Parking:** No concerns currently.

**Insurance:** Betty Watkins continually works to get updated copies of homeowner policies.

**Maintenance:** John Nimmo reported on the work of this committee. A deck repair is needed following up on the recommendation of Elephant Builders. Michael Ingram has gotten a bid of \$6,000 for footings to be poured and supports to be replaced. Discussion will be deferred to a later meeting.

**Pool:** Linda Nimmo reported on the new cement deck around the pool. Caulking will need to be done in the future, handles will be added near the steps, and barriers added to stop debris from coming into the pool area. Also, the fence was damaged in the process of laying the cement and needs to be repaired. Some costs will be incurred, but they should be minor and/or have already been approved.

**Landscaping:** All irrigation has been turned off, and work is on schedule. Mark of Rainsweet will be asked to update the form his company uses for cleaning gutters. The updated form will be on the website. This work will be done after all leaves are down, probably in December.

**Architectural:** Nothing major to report.

**Neighborhood Contacts:** There are new residents in 2928 NW Walnut, but no other changes to report.

**Social Committee:** Linda Spain reported on the Ice Cream Social held on Good Neighbors Day. Approximately 25 attended. Five new members joined the book group. The Emergency Preparedness committee provided turn-off keys for gas meters and good information for the

residents to become prepared for emergencies. A number of residents signed up for lessons on Fire Extinguisher use. A "Bench Fund" has been established, and we now have two benches. The Social Committee is starting a "free Library" in the small clubhouse. Sue Chelini volunteered to purchase a free standing "little library" for THTA, perhaps in addition to the space in the clubhouse. It could be in a spot to attract additional readers – perhaps next to a bench?

**Newsletter:** the next Newsletter will go out with the distribution of minutes. Residents are encouraged to make submissions. Please send your contributions to Mary Frances Campana.

**Emergency Preparedness Update:**

**OLD BUSINESS**

**Use of Alcohol in THTA pool area:** Gerry Olson moved that alcohol be prohibited in the fenced pool area. It was seconded and passed.

**Discussion of Dues for 2024:** Several residents attending this meeting noted that they have been hearing concerns about how THTA dues funds are spent, especially for items not deemed important. Good discussion followed. Lynn Snider suggested the Board compile a list of all things that dues cover, keeping it simple and straightforward. Gary Hertel suggested open meetings specifically designed to discuss dues issues with residents. Simple visuals could help tell the story. Tom Genne noted that THTA Boards have been conscientious about dues increases in the past and continue to keep association goals in mind. These would include safety issues, taking steps to maintain or increase property values, providing necessary services, and keeping an eye on the future needs for infrastructure in an aging community. THTA building was begun in 1971 and continued to the late 1970s.

**HOA management services for THTA:** This discussion is continuing.

**Meeting time for the THTA Board:** Tom Genne moved that we continue using 5:15 pm as the Board meeting time at least until the end of the year. The motion passed. It is hoped that meeting later in the day will allow currently employed residents to attend meetings.

**NEW BUSINESS**

**HOA Lawyers Conference, Saturday, October 21st–** President Mary Frances plans to attend, and it is hoped that one or more additional residents can also attend. Key questions for the Association will be asked at the conference whenever possible. These may include Board member and liability insurance-related issues, building association reserves, legislative changes affecting HOAs, information on regulating solar panels within HOAs, etc.

**Future Agenda Items:** Guidelines for adding solar panels to units.

Discussion of HOA Insurance Issues – Liability limits for board members.

**ANNOUNCEMENTS:**

THTA Book Club now meets at 1:00 pm on the 1<sup>st</sup> Thursday of each month in the Clubhouse. Mah Jongg players meet every Friday from 10-12 noon at the Clubhouse.