



**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**

Tuesday November 21, 2023; 5:15 PM at the THTA Club House

**Board Members:** Mary Frances Campana, Steve Arena, Tom Genne, John Nimmo, Gerry Olson

**Treasurer:** Gary Hertel (acting for John Shea)

**Residents/owners present:** Linda Nimmo, Lynn Snider, Pam Went, Betty Watkins

**CALL TO ORDER**

**Additions to the Agenda:** ..... Mary F Campana

- Add discussion of small clubhouse use to New Business.
- Add Taylor Bennett offer of Exterior Maintenance work to Announcements.

**Treasurer’s Report:** ..... Gary Hertel

Gary Hertel spoke to our monthly financial reports, noting that income and spending numbers are close to budgeted amounts for 2023. Negative spending on painting has had to be covered from general reserves, but the painting cycle ends this year, so painting reserves can build again. Our Reserve Balance is now as low as it has been for a number of years,

**COMMITTEE REPORTS (New Information only)**

**Association Parking:** ..... John Nimmo  
 Everything is okay in terms of parking issues.

**Insurance:** .....Betty Watkins  
 Betty is making progress getting copies of Insurance Policies for all units, but this is an ongoing task. One new owner policy on the 29<sup>th</sup> St. side is currently outstanding.

**Maintenance:** ..... Committee (John Nimmo)  
 Work on drainage under the clubhouse, and the drainpipe along 29<sup>th</sup> St. continues. The mats have been put on the deck for winter, but they are not fastened to the deck & may move a bit over time. Electrical issues in the clubhouse have been checked and upgrade is needed.

**Pool**..... John/Linda Nimmo  
 Linda read a revised list of rules for pool use which included prohibition of alcohol inside the pool fence, and several other procedures to make the pool easier to use. A non-refundable \$10 deposit for replacement of a pool key was also recommended. John Nimmo moved the rules for pool use be changed as presented. Steve Arena seconded the motion and it **carried**. Revised Pool rules will be posted at: [www.thta.org](http://www.thta.org).

**Landscape:** .....Tom Genné  
 Spending for landscape is on target for the year.

**Architecture:** .....Tom Genné  
 No architectural issues were presented this month.

**Neighborhood Contacts**.....Judy Maki  
 One unit for rent on the 29<sup>th</sup> street side will be occupied by January 1. No other changes noted.

**Newsletter:** ..... M.F. Campana  
The next Newsletter will be sent with the November minutes. Send articles to Mary Frances.

**Social Committee:** ..... Pam Went  
A Small library will be purchased using a member donation. A design review is underway. It will likely be installed outside but near the clubhouse. The Social Committee is seeking contributions for the Bench Fund. We now have 2 benches & hope to have more. An idea for a New Year's Eve party was presented, to be held at the Clubhouse. Linda Spain is asking for volunteers.

**Emergency Preparedness:** ..... M.F. Campana  
Dan Quick has been working with his city contacts and is setting up a "practice session" for using the fire extinguisher. The Committee will donate a whistle for everyone to use to get attention and help during an emergency. Lynn Snider is also working on the committee and brings extensive experience from a former address.

### **OLD BUSINESS**

**HOA Lawyers Conference, Saturday, October 21<sup>st</sup>:** ..... Olson/Campana  
Gerry and Mary Frances attending this conference. Of special interest were the Legislative Update, HOA Insurance Issues, a session on regulating solar panel and electric vehicle charging installation in HOAs, and the opportunity to ask specific questions. For example, we learned that our Insurance Liability limits for Board members are adequate. Tom Genne moved that Mary Frances and Gerry be reimbursed for the \$40 registration fee. The motion was seconded and **carried**.

**Discussion of Dues for 2024:** ..... Board  
Gary Hertel addressed the need for a dues increase and pointed out projected changes in a proposed budget for 2024. Gary shared graphs showing the Budgeted Reserve Accruals for each of the last 6 years and also the share of THTA spending on each of our budgeted categories for each of the last 6 years. While the share we spend on operations remains fairly steady, utility and landscaping expenses have been affected by high inflation rates over the past 3-4 years. Spending in our maintenance categories (painting, roads and major repairs) varies greatly from year to year, and large expenditures (such as on our clubhouse deck, roofs, & pool repair) have depleted current reserves for emergencies. Gerry Olson moved we raise dues \$20.00, to \$300 monthly for 2024. The motion was seconded by Tom Genne. Discussion ensued. The motion **carried**.

### **NEW BUSINESS**

Several residents regularly use the Ping pong table in the Small Clubhouse, and access is now a question. John Nimmo noted that 3-4 people have keys, others can get key from a Board member. A sign up sheet to monitor use was recommended. It was suggested that a key be given to anyone who uses it on a regular basis. Keys can also be signed out from the Nimmos. While the table belongs to the Nimmos, they are happy to have others use it. However, paddles and balls wear out, so users should plan to bring their own. A lock box or keypad was considered, but keys still disappear, and control is lost.

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

The meeting was adjourned at 6:25 PM

**ANNOUNCEMENTS:**

- Taylor Bennett is offering to work for individuals/residents who have individual maintenance jobs, using the company name: ***Bennet Lawn Care & Maintenance. ;*** [541-591-8397](tel:541-591-8397). [Taylor.bennett012@gmail.com](mailto:Taylor.bennett012@gmail.com)

Taylor continues to work for Rainsweet through the Association Contract. Additional work is paid for by residents/owners who have private yard/home space that needs attention. Services being offered include exterior window cleaning, exterior chimney cleaning, roof cleaning and demossing, and gutter cleaning. Check with Taylor for prices.

- Check with Linda Spain to volunteer for helping to organize a New Year's Eve Party at the THTA Clubhouse. Get ready to ring in the New Year!
- **Mah Jongg** players meet on Fridays, 10:00 am - noon, THTA Clubhouse
- **Book Club**, 1st Thursday of each month, 1:00pm; THTA Clubhouse. Linda Spain has library copies of the books being read.