



Board Members & Officers
Mary Frances Campana, President | 231-4510
Steve Arena, Vice-President | 916-616-0712
Gerry Olson, Secretary | 752-0210
John Shea, Treasurer | 754-6832
Tom Genné I 752-1291
John Nimmo I 754-9857

Committee Chairs
Tom Genné I 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, December 2023; 5:15 – 6:15 pm at the THTA Club House

Board Members: Mary Frances Campana, Steve Arena, Tom Genne, John Nimmo, Gerry Olson
Treasurer: John Shea **Residents/owners present:** Gary Hertel, Dan Quick, Marilyn Syverson, Lynn Snider, Betty Watkins, Pam Went

CALL TO ORDER

Additions to the agenda: Mary F Campana
 Approval of 2024 Budget – added to Treasurer’s report.

Minutes of the November Board Meeting – Minutes were approved as distributed.

Treasurer’s Report: monthly financial reportsJohn Shea
 Gerry Olson moved the financial reports be approved as presented. The motion was seconded, and it **carried**. The 2024 Budget was distributed. Steve Arena moved we accept the 2024 Budget as presented, Tom Genne seconded the motion and it **carried**.

COMMITTEE REPORTS (New Information only)

Association Parking: John Nimmo
 There are several situations with residents parking outside their garages/carports beyond 3-days per month. Association rules require residents to always park in their designated spaces, with permits required if outside parking exceeds 3 days per month on an emergency basis. Unauthorized parking will be monitored, with towing being the ultimate resolution.

Insurance:Betty Watkins
 Betty continues to seek new or renewed copies of homeowners’ insurance for our records.

Maintenance: Committee
 There is one major area where drainage work needs to be done to clear the lines carrying water away from the road. Gerry Olson moved we approve up to \$5000 for drainage work that needs to be done in this one area. The motion was seconded, and it **carried**. Lighting in the two clubhouses is probably safe but requires some upgrade. Estimates will be sought.

Pool..... John/Linda Nimmo
 The 2024 pool license has been paid to the city.

Landscaping:Tom Genné
 A new contract has been negotiated with *Rainsweet*. The amount appears in the budget for 2024 and includes increases over 2023 related to labor and operating costs.

Architecture:Tom Genné
 No new requests or issues in November/December.

Neighborhood Contacts.....Judy Maki
Nothing new to report.

Newsletter..... Campana
The December issue will go out with the minutes.

Social Committee Pam Went
A permeant and appropriate home for the THTA Little Library has been ordered (through donation) and the plan is to mount it on the club house near the new bench. The Social Committee has led this effort with assistance from the Landscape, Architecture, and Maintenance committees. (A reminder of all the volunteers who make living here so special!). A second bench will be placed on the grounds at a later time. John Shea asked if bench & library expenditures will be run through the THTA Accounts. This will need to be worked out.

Emergency Preparedness Campana
The EP Committee will be wearing bright orange vests and walking around the community to make residents aware of EP work and distributing whistles as a way to call for help if needed. A city-provided ariel map of THTA property was displayed. Thanks to Lynn Snider! When all information is gathered, a new print will be made and displayed for residents to view. The Committee is seeking low storage cabinets for EP equipment being gathered. The goal is to assure that leaf blowers and other equipment is accessible, safe, able to be used. Some equipment is being acquired through grants. A blue stick will be placed near each residence' water cutoff. Some will need to be cleared out and checked. This is the Homeowner's responsibility, but EP committee members will assist and provide appropriate information.

OLD BUSINESS

Meeting of THTA Board: Steve Arena moved we move Board meeting start time back to 4:30pm beginning with the January 2024 meeting. John Nimmo seconded the motion and it **carried**. People who wish to attend the Board meeting at this earlier time, but are unable to, are asked to let a Board member know.

NEW BUSINESS - none

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

ANNOUNCEMENTS:

****OUR NEW YEAR'S EVE PARTY IS ON!*** We will gather between 7 and 9 PM Pacific Standard Time at the Clubhouse and cheer 2024 in at midnight Eastern! This new year needs all our positive energy so let's make it very welcome! Happy New Year to one and all!

***Mahjong group** meets in the club house Fridays from 10-noon, newcomers welcome.

***THTA Book Club** meets the first Thursdays of each month at 1 PM also in the club house. This month's book is Suite Française. Linda Spain still has library copies. All are welcome to join us whether you've read the book or not.

Meeting was Adjourned at 6:15 pm