



### **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** | 752-1291  
**John Nimmo** | 760-9713

### **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, EP  
**Pool**: Linda & John Nimmo

## **THTA BOARD MEETING MINUTES**

Tuesday, February 20, 2024 @ 4:30 – 5:30 pm at the THTA Club House

**Board Members:** Mary Frances Campana (Presiding), Steve Arena, Gerry Olson, Tom Genne. **Treasurer:** John Shea. **Members/Residents Attending:** Gary Hertel, Paul Mahr, John and Gretchen Morris, Linda Nimmo, Dan Quick, Lynn Snider, Linda Spain, Marilyn Syverson, Betty Watkins, Pam Went,

### **CALL TO ORDER**

The meeting was called to order @ 4:40 pm by President Mary Frances Campana.

**Additions to the agenda:** Mary Frances Campana added a report of her meeting with Tracy Yee, our City Council Representative, and two Committee Reports: Pool, and Social to the agenda.

**Treasurer's Report:** John Shea

### **COMMITTEE REPORTS**

(New Information only)

**Meeting with City Council Representative:** Mary Frances went to an open meeting for Tracy Yee, City Council Representative. They discussed potential grants and communications with other homeowner associations in the area, especially in regard to Emergency Preparedness. Tracy is interested in good working relationships with other HOAs and Neighborhood Associations, in times of emergencies.

**Association Parking:** No report

**Insurance status report and discussion:** Betty Watkins reported that her current insurance policy information is good, and she is waiting for new resident/owner policy confirmation. Betty would be happy to work with anyone who would be willing to take on her role of managing insurance records. This task is one of checking to be sure all units are fully insured. The person needs some computer skills for e-mail and checking with County Records to affirm ownership. It takes some effort getting insurance companies to send policies annually as they are renewed.

**Maintenance:** Michael Ingram has been working on items needing repair under the clubhouse deck. The support beams for the deck will need attention soon. John Nimmo is

waiting for a bid from Premier Electric for addressing issues in the clubhouses, especially lighting and heat in the small clubhouse.

**Pool:** Loss of electricity during our recent storm may have kicked out the pump during the storm, and Shaeffer's was needed to start the pump. Linda Nimmo asked those on Walnut side to listen for the sound of the pump running, as we rely on the pump to keep the system clean. Linda would like Schaeffer's to come out and check out the entire system before opening. Caulking is needed in some areas as soon as it is dry and warmer and the new ladder needs to be installed, so helpers are requested. Residents are anxious to begin using our newly renovated pool.

**Landscaping:** Tom Genne Landscapers are busy and gearing up for spring. Dan Quick checked for any approvals needed before his carport is redone. Anything done as an exact replacement or in areas not visible from the outside should be okay.

**Solar Panels:** THTA will facilitate installation of solar panels when it makes sense.

For those interested in investing in solar panels:

- As a first step THTA will assess a request for suitability (criteria include trees that may affect the functionality of installed solar panels; the extent of the installation; materials, color, design, etc., and solar orientation)
- The HOA will require panels to be consistent from unit to unit
- THTA is aware of changes occurring in solar heating technologies
- THTA must develop a policy so that homeowners know how to proceed.
- Tom Genne is heading a committee to work on a solar power policy. If you are interested in being on this committee, please contact Tom Genne or Mary Frances Campana.

**Architectural:** Tom Genne noted that with several new residents there will be some architectural issues, and he has begun working with the residents.

**Neighborhood Contacts:** Judy Maki – All seems to be running smoothly.

**Newsletter:** Mary Frances Campana reported that the Newsletter will be sent out with the minutes.

**Social Committee:** Linda Spain reported that the Little Free Library donated by Sue Chelini has been installed at the clubhouse entrance. She will be monitoring the site, and books that hang around too long may be donated to an appropriate group. A round of applause was given for Sue's donation, and the Social committee plus Tom Genne for their work in getting it assembled and mounted.

**Emergency Preparedness update:** Dan Quick – Two THTA aerial maps have been mounted in the clubhouses, showing individual water shutoffs and gas meters, and water

meters for sections. Three leaf blowers have been mounted for charging at the small clubhouse and three more will be installed the Pool house. They can be borrowed, and a schedule will be set up. Eight chargeable radios have been obtained for emergency use, and EP pamphlets are available.

Dan, Lynn Snyder, and others met with city representatives concerning a plugged storm drain where water has been flowing over the road during periods of high rainfall. This particular drain is also close to a ground transformer. The city is not responsible for fixing this, but they made recommendations both for the short and long term. Lynn and Dan rented a pump to remove the water and worked to clean out as much debris as possible. However, more work needs to be done to open up the system. Kudos to Dan and Lynn for their hard work in very cold and wet conditions! On a broader level, it is difficult to know where storm drains empty, potentially into the creek or the sewer system. Maps of sewers and drains may be underway. One concern is that concrete work done in the 70's has been shown to be subpar according to the city rep. THTA's first reserve study checked out underground systems, perhaps 10+ years ago, and noted that the areas they tested looked good. It's time to update this work.

A fire started at a homeowner's electric panel, leading to questions of what types of electrical panels have been installed by builders. A single shut-off switch was not included in this panel. Homeowners and renters need to check this out, and some education done so that homeowners will proceed with needed changes. Dan Quick recommended checking the electrical panel for heat. If the panel is warm there is likely a problem that needs to be addressed.

### **NEW BUSINESS**

**Board Chair of the Nominations Committee 2024:** Gerry Olson moved that John Nimmo be appointed Chair of the Nominating Committee. Steve Arena seconded the motion and it carried. Perky Genne has agreed to serve on the committee. The committee seeks to fill two THTA Board positions. These are three-year terms, and begin at the Annual Board meeting in June 2024.

The meeting was adjourned @ 5:40 pm.

**Next Board Meeting: Tuesday, March 19 at 4:30 pm in the Clubhouse**