



**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** 760-9713

**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**, Social & Book Club | 760-3017  
**Mary Frances Campana**: Newsletter, Em Prep  
**Pool**: Linda & John Nimmo

## THTA BOARD MEETING MINUTES

Tuesday, April 16, 2024 @ 4:30 – 5:30 pm at the THTA Club House

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

### CALL TO ORDER

The meeting was called to order @ 4:43pm by President Mary Frances Campana.

**Additions to the agenda:** New Board Member discussion, EMP committee action,

**Approval of March 2024 minutes:** The minutes were approved as distributed.

**New Board member situation:** As of this time, no resident/owner has agreed to run for the vacant position(s) on the Board. There is no indication of required # of Board members in THTA Governance documents. Dan Quick has now volunteered as did Michael Campana. John Shea suggested a written description of Board member duties. This will be done with Mary Frances taking leadership. This conversation will be on-going. A governance group is needed, as the alternative is a management company doing more of the monitoring and costing us more by way of dues.

**Treasurer's Report:** John Shea reported that our taxes have been paid and registration filed. March was a relatively "normal" month. Our goal of building reserves is proceeding.

### COMMITTEE REPORTS

(New Information only)

**Association Parking:** No report.

**Insurance Report:** All is moving along as expected.

**Maintenance:** Several projects are ongoing and waiting for drier weather.

**Pool:** Volunteers are working to keep the pool tasks in order while the Nimmos are away. Maintenance tasks for the pool continue even when the pool is closed. The broken gate to the pool area has been fixed thanks to Michael Ingram. Michael donates his expertise and time to repair THTA items that we would otherwise need to contract out for, thus saving the Association time, money, and angst! Linda Nimmo now has a piece of equipment that will emboss keys for the pool. This may result in a lock change but quicker access to additional keys. Making keys available to more people who might use the pool area for socializing rather than swimming was suggested. Perhaps the Social Committee could host a morning coffee time when the pool opens. Memorial Day is scheduled opening. Pam Went is working with Linda Nimmo on acquiring pool toys.

**Landscaping:** No report

**Architectural:** No report

**Social Committee:** Linda Spain noted that the Book Club meets on the 1<sup>st</sup> Thursday at 1:00 PM in the THTA Clubhouse. See “Pool” section for discussion of a social event in the pool area

**Neighborhood Contacts:** Nothing to report.

**Newsletter:** Mary Frances will be putting in items suggested at this meeting relating to governance, the pool, and social activities.

**Emergency Preparedness update:** . Corvallis Emergency Response Team (CERT) worked on April 4 to set up and test an antenna for radio communication during time of crises. Dan Quick is working on a grant to get a larger antenna & radio that will become permanent and for anyone to use it in time of crises. It would mainly exist to talk with other neighborhoods and potentially with response teams. This would be operative, as *WIFI* is not expected to work. Communications is especially important when many other systems will be down.

Dan Quick showed a map of the neighborhood cut-off valves. Mary Frances and Lynn Snider are working on a grant to create a sign for neighborhood cutoff areas and provide an appropriate key to turn off the water. Two rain gutter drainage flows were located this month by Dan. If water storm drainage can be confirmed, that will be noted on a map. We also have an irrigation map for the 29<sup>th</sup> St. side of the Association. Dan is working to know each neighborhood as to drainage of storm water.

On May 18 from 9-12 noon there will be a city and co evacuation exercise scheduled to test the emergency alert system. Those signed up will get a text with a QR code. The check-in point for residents will be the NW Hills church on Walnut Blvd. The code will be scanned for individuals who report in but also may indicate sheltering in place. Traffic will probably be monitored. Gretchen Morris noted that their HOA at Black Butte provides a sign to put in a window when no one is left in a home – a sign for emergency workers. This could be implemented by THTA.

Dan will do training with fire extinguishers in the future. Also, Dan has had training for “Stopping the Bleeding.” There is an on-line course by that name and he encouraged people to log on, then get some hands-on training with tourniquets, bandages, etc. Currently there are four people on the EPC committee for THTA, but more are needed. Contact Mary Frances to join in this important work. Dan is also seeking an editor for a document he has written, an EMP guide. Dan would send a one-line version, and a link will be placed in the THTA Newsletter. John Shea asked if there any system in place to contact residents who may need assistance if an emergency occurs. Neighborhood Representatives may be able to identify those who are more vulnerable. A question of privacy and “intrusiveness” exists as well. We will ask Neighborhood Reps. if they are comfortable asking people in their area if they are in need of help.

Lynn Snider complemented Mark, our landscaper, for chasing down a truck with nicely sized woodchips that needed a place to go. They are now spread and being enjoyed on the 29<sup>th</sup> St. side.

The meeting was adjourned at 5:30 PM.

**NEW BUSINESS** – none

**NOTE:** Michael Ingram currently has paintings exhibited at New Morning Bakery – until May 5<sup>th</sup>.

**Next Board Meeting: Tuesday, MAY 14 at 4:30 PM in the Clubhouse**