



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
Dan Quick | 760-8420
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, Community Connections | 760-3017
Mary Frances Campana: Newsletter, Em Prep
Pool: Linda Nimmo | 760-5720

THTA BOARD MEETING MINUTES

Tuesday, April 16, 2025 @ 4:30 – 5:30 PM at the THTA Club House

Board Members: Mary Frances Campana (Presiding), Steve Arena, John Nimmo, Gerry Olson (Recording Secretary), Dan Quick. **Treasurer:** John Shea. **Members/Residents Attending:** Ardeth Betts, Michael Ingram, Judy Maki, Linda Nimmo, Lynn Snyder, Linda Spain, Cathe Walker, Betty Watkins, Pam Went

CALL TO ORDER: The meeting was called to order @ 4:35pm by President Mary Frances Campana.

Additions to the agenda: Nominations Committee Report added to Committee Reports.

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

Treasurer's Report: John Shea is working to resolve an issue with Republic Service. They raised our rates by 26% this past month, but the city had approved 5.76 % increase. John is requesting a rebate on last month's bill and a new amount going forward reflecting the city approved rate. Income and expenses are approximately as budgeted.

COMMITTEE REPORTS

(New Information only)

Association Parking: Overall matters are okay, with just one issue on the 29th St. side.

Insurance Status: Betty Watkins – All policies are accounted for in April & May.

Maintenance: Michael Ingram, John Nimmo, John Shea, & Peter Seaders make up the Maintenance Committee. The current focus is to repair Clubhouse support beams and assess future work. The deck is built over a creek and has no vapor barrier, so weather takes a toll. \$3,500 has been approved for repair of the exposed small clubhouse support beam. A plan for waterflow from the clubhouse deck needs to be made, with tough calls ahead to minimize damage. Peter recommended we do a routine inspection of the clubhouses. John Shea recommends \$1,000 for an inspection fee and \$5,000 for replacing the failing small clubhouse support beam that has dry rot. Based on the Maintenance Committee report, Gerry Olson moved that the Board approve a total of \$6,000 for a full inspection of the clubhouses and deck, and replacement of the small clubhouse support beam that has dry rot. The motion was seconded and carried.

Pool: Linda Nimmo reported that the scuba diver has replaced the drain cover. A call will go out soon for volunteers to help keep the pool open during the summer hours. Several umbrellas may need replacement, but the other furniture is okay for now.

Landscaping: John Nimmo is heading this committee at present. Bark dust & weeding are top priorities. A potential problem is that of the Emerald Ash borer which is coming this way and capable of wiping out stands of Ash, of which THTA has many. The City of Corvallis is currently planning to cut down 100 trees per year. The borers are not here yet, but we need an arborist to assess our risk and work out a strategy. For us it means the cost of tree removal, whether alive or dead. Steve Arena asked who is responsible for trees

that may be brushing against houses. The arborist assesses trees each year and can address this issue. If you have landscape concerns, address questions via email to landscape@thta.com.

Architecture: Send your info about changes you wish to make, and questions to Tom Genne at this time

Nominations: Two Board positions are open, each for 3-year terms. Gerry Olson & John Shea will be on the ballot and nominations are now closed.

THTA Community Connections Committee: Linda Spain noted that the committee met, reviewed current activity, and set some dates. The bench honoring Michael Campana is now installed near the pool, and one more will be set on the 29th St. side. Michael Ingram and Mark Bunsen will be working together on this. A pool opening party is planned for June 7th. A BBQ is being planned for July 19, spearheaded by Robin Heeter, with Dan Quick as Grill Chef. A “Walk in the Forest” is in the planning stages and features a guided tour of Diana Blakney’s family forest. Also, mark your calendar for an Ice cream social on August 23. Stay tuned for times and dates of these activities, and for additional activities under consideration. In the meantime, take advantage of current activities listed below under Announcements.

Neighborhood Contacts: Judy Maki reported that all is well, with no units for sale and all new residents having been contacted.

Newsletter: A newsletter will come out this month, so send **news** items you have to Mary Frances.

Governing documents Committee: The first meeting is scheduled for Friday, April 18 at 4:30 in the Clubhouse. Guidelines for the committee will be set at that time.

Emergency Preparedness update: Dan Quick reviewed the options for CPR training. There are on-line and certification processes, and Dan will arrange for the procedures if there is a group that signs up. A flyer will be posted and sent via e-mail. Generally, a minimum of 4-6 people will get this going. **If you are interested, send an e-mail ASAP to Dan Quick who will coordinate this effort.** The on-line part takes a varied amount of time – perhaps up to 3-4 hours maximum if you are new to the topic. A follow-up group meeting for certification will be held, perhaps in the 1st or 2nd week of June. Dan suggested that perhaps THTA could pay the final check-off fee. The question of THTA liability was asked, and it was clear that individuals who respond to emergencies and act responsibly are covered under the Good Samaritan Act. THTA is not the “provider” and would not be liable. In addition, Dan is investigating the possibility of acquiring an AED (automated external defibrillator) that could be possible for \$850..

The meeting was adjourned at 5:38 PM.

ANNOUNCEMENTS:

- **Book Club:** meets on the 1st Thursday of each month at 1:00 PM (Linda Spain)
- **Coffee hour:** 10:00 AM every Tuesday (Liz Connors & Betty Watkins)
- **Walking group:** MWF, 8:30 AM (Judy Maki)
- **Mexican Train:** meets on Thursdays at 3:00 PM to play this domino game (Liz Connors)

The next Board Meeting will be held on Tuesday, MAY 20, 4:30 PM at the THTA clubhouse.