



Board Members & Officers
Mary Frances Campana, President | 231-4510
Dan Quick, Vice-President | 760-8420
Gerry Olson, Secretary | 752-0210
John Shea, Treasurer | 754-6832
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, July 15, 2025 @ 4:30 – 5:30 PM
THTA Club House

Board Members: Mary Frances Campana (Presiding), John Shea (Treasurer), John Nimmo, Gerry Olson (Recording Secretary), Dan Quick. **Members/Residents Attending:** Steve Arena, Gary Hertel, Tom Genne, John Krueger, Judy Maki, Linda Nimmo, Robin Powel, Marilyn Syverson, Pam Went

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

Additions to the agenda Dan Quick has changed the THTA ADDRESS for GPS so that it directs people to the pool area. Thanks, Dan

A note was sent to Mary Frances reminding everyone to bag their garbage. Also be sure that your garbage and recycling cans are labeled with the owner's unit number. On June 17th, recycle pickup was missed on the 29th St. side. Dan Quick reported it to *Republic* and they responded within a day. Everyone is responsible for reporting their own problems when they occur.

Approval of June 2025 minutes: The minutes were approved as distributed.

Treasurer's Report: Gary Hertel presented the Treasurer's report for June. We had larger expenses for landscaping this past month, but spending is within budget for the year. If more funds are needed for creek bank stabilization, Tom will bring proposals to the Board. Of the maintenance projects approved, funds will mostly come from Maintenance Reserves. These projects may change somewhat as clubhouse and deck repairs are reviewed.

COMMITTEE REPORTS (New Information only)

Association Parking: Many changes occur during summer months, as residents travel, remodel, have visitors, and move in or out. As a result, parking problems may arise, and the Association is more flexible to allow for adjustments. Let John Nimmo know if you have parking concerns.

Insurance Status: Betty Watkins continually calls insurance companies to get copies of Homeowner Policies, consistent with our governance regulations. Thanks, Betty.

Maintenance: The Maintenance Committee has received the structural engineer's report elaborating on clubhouse and deck structural concerns. On Saturday, July 26 at 1:00 pm, the Board, Committee Chairs and interested others are invited to meet with John Seaders, Structural Engineer, to discuss structural issues and recommendations to correct existing and potential future problems. This meeting will be at the THTA Clubhouse.

Pool: Linda Nimmo reported several pool problems, one of which was a faulty circuit breaker which has now been replaced. It must be continually operable as the pump needs to run. Also, a plumber came out to fix a small water leak. The pool inspector visit was today, and the demands on pool owners are increasing, including additional, extensive forms and signage. A daily opening sheet is now required by the person opening the pool and checking chemicals. Linda will call to see if there is a real need for it, as it is repetitive. Open hours will be posted, 9:00 AM to 10:00 PM.

Landscaping: Tom Genne and the Landscape Committee met and reviewed the list of projects on their docket. The 2 issues of high importance are the ash beetle, and landscape implications of clubhouses/deck maintenance. Committee responses will be discussed, and Tom will check with the city on any proactive work that may need to be done to determine how the committee deals with related clubhouse issues.

Dan Quick suggested creating a small group to monitor our Ash trees for early sighting of the ash beetle and keeping in contact and up to date with city and county recommendations, Extension publications and research reports. For these purposes, a subcommittee of the Landscape Committee would be appropriate and most efficient to avoid groups working at cross purposes or overlapping efforts. Tom Genne will continue work on this issue and consult with our arborist as part of his annual visit. Tom and our Landscaper (Mark) estimate there are 50-70 Ash trees on community property. John Shea moved that the Ash Beetle group become a subcommittee of the Landscape Committee with the Landscape Committee taking the lead. The motion was seconded, and it **carried**.

Architecture: Tom Genne has been working on any changes to the deck and clubhouses that may result from pending maintenance issues. His ideas will be valuable as changes are made.

THTA Community Connections Committee: Pam Went reminded us of an up-coming August ice cream social, and a September visit to a Family Tree Farm. Anyone who is thinking about bench contributions contact Pam Went. John applauded the value of work done by CCC.

Neighborhood Contacts: All is calm within our neighborhoods. Two units are currently vacant.

Newsletter Mary Frances will be doing the Newsletter this month.

Governing Documents: This committee continues to work online with Zoom as they review THTA governance documents for necessary and desirable changes.

Emergency Preparedness update: Leaf blowers owned by THTA are available to be used and stored by residents. However, they also need to be available for community property use as needs arise. One will be at the pool, and each neighborhood would ideally have one. Concerning CPR training, four of five interested residents are currently taking the program online. When all are done, Dan will schedule the local meeting for certification.

NOTE: There have been problems with clubhouse users leaving the clubhouse unlocked and/or the lights on. Before you leave the Clubhouse as a user, please turn off the fan, heater, and lights, and lock both doors. Always leave the Clubhouse clean, following instructions on the Bulletin Board in the kitchen.

The meeting was adjourned at 5:35 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:** Meet on Thursdays at 3:00 PM to play this domino game (Liz Connors)

**The next Board Meeting will be held on Tuesday, August 19
4:30 PM in the THTA Clubhouse.**