



**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**

**August 19, 2025, THTA Clubhouse; 4:30-5:30pm**

**Board Members Attending:** Mary Frances Campana (Presiding), John Shea, John Nimmo, Gerry Olson (Recording Secretary), Dan Quick. **Members/Residents**

**Attending:** Tom Genne, Gary Hertel. Michael Ingram, Jon Krueger, Judy Maki, Linda Nimmo, Ardeth Betts, Cathe Walker, Pam Went

Mary Frances Campana called the meeting to order at 4:30 pm.

**Approval of July 2025 Minutes:** The July Minutes were approved as distributed.

**Additions to the agenda:** Marty Frances brought up a need to deal with risks to children (and all pedestrians) from fast moving cars and trucks on our roads. There was discussion of movable warning signs. Mary Frances asked for a volunteer to check this out.

**Treasurer's Report:** The monthly financial report was made by John Shea. Payment of dues has been excellent, with all paying on time.

**COMMITTEE REPORTS**

**Association Parking:** John Nimmo noted that letters go from time to time reminding residents of our parking rules, but all is going well. Thanks go to him and John Shea for monitoring our parking issues.

**Insurance status report** Cathe Walker noted that she is working with Betty Watkins, and all is under control. They both make calls to insurance companies as needed.

**Maintenance:** Mary Frances Campana asked about a downspout/drainage issue on the northeast corner of her house next to her neighbor. She will confer with Mark on issues that are homeowner-related vs HOA responsibility when there is water runoff.

John Shea gave the maintenance committee report concerning work on the small clubhouse, asking the Board to decide if we repair or demolish it, prior to getting bids. Gary asked if the infrastructure under both areas has put the clubhouses at risk. Peter Seaders did put his recommendations in order of priority in terms of risk/danger, so there is work that needs to be done to ensure safety. Gary suggests that the sequence of repairs needs to be communicated to members, so that the full picture is clear. After

discussion, Gerry Olson moved that THTA move ahead with option #1, making the small clubhouse and substructure safe John Shea seconded the motion. The motion **carried**.

In response to Gary's question, John Shea noted that, before rain starts, a support structure should be placed next to the failing beam under the deck and request the Board to approve \$2,500 for this purpose. This may be a temporary fix unless more can be done with concrete ala Michael Ingram's investigation. John Shea moved that the THTA Board approve \$2,500 for two repairs under the clubhouse that need to be done before the rainy season. Dan Quick seconded the motion, and it **carried**.

The drainage concern along Northeast end of the THTA property needs attention and should be corrected prior to winter. John Shea moved that the Board approve \$2,500 to remedy the drainage issue near 2948 & 2950. The motion was seconded and it **carried**.

John Nimmo pointed out the need for continual sealing of the deck as wear can be seen. He also noted that we have walkways where the cement is pitted. Power washing probably contributes to the wear. No action was requested.

Mary Frances Campana reported that more lighting is being added on the Southwest area of Walnut on THTA property.

Gary Hertel asked about how high the creek rises. The question of whether the 29th St. and Walnut units are in the flood plain seems to depend on the type of map being shown and when the map was drawn. This seems to be an open question

**Pool:** Linda Nimmo noted that the pool will close about Labor Day, which is the usual procedure. Schools are opening soon, thus reducing demand for swimming.

**Landscaping:** The Landscape Committee asked that someone on the LSC should be on the committee to assess the concern of the Emerald Ash Bore. Dan Quick stepped up to join the Landscape committee and take on this role. We need to be working with the city on this issue. The first issue may be to ID the number of Ash trees on our property. Moss issues were also discussed. Moss on roofs must be removed by the homeowner. Moss removal on walkways is a gray issue. While power washing may remove treated moss, it also contributes to pitting of the cement. No action taken.

**Architectural:** Tom has been asked about the door colors that are approved for use in the community. He will be working on this and checking into painted Brown doors that are not an approved color. A question was asked about the color of the framing around windows. White has been banned but a honey/beige color has been encouraged. This issue will be handled separately from door color.

**THTA Community Connections Committee:** Pam Went announced the ice cream social on Saturday, August 23<sup>rd</sup>, 1-3:00 pm at the Clubhouse. The Forest Tour with

Diana Blakney will happen in September. Also, The 5th bench has been purchased but not yet assembled. For now, the purchase of new benches is paused until the clubhouse project is clear.

**Neighborhood Contacts:** Judy Maki noted that she is waiting for more information about the 2-3 units that may be for rent or sale soon.

**Newsletter:** Get items to Mary Frances within the next few days for the August Newsletter.

**Governing Documents Project:** Mary Frances reported that the committee has been carefully reviewing and editing all governance documents. When completed they will be sent to our lawyer for review.

**Emergency Preparedness:** Dan Quick announced that September 19<sup>th</sup> at 1:00 pm is the check-off meeting at the clubhouse for those who have completed CPR online.

John Shea asked about beginning plans for emergency evacuation and being in touch with city plans. Dan Quick noted the importance of being signed up for text alerts and other emergency alerts. Early alerts are critical. He also advised that we give Immediate attention when we see or hear danger signs such as smoke, calls, fire engine traffic, evacuation orders, etc. If there is a chance of evacuation 29<sup>th</sup> Street residents might think about arranging to park a car on the Walnut side for easier access to exits.

The meeting was adjourned at 5:45 pm.

### **ANNOUNCEMENTS:**

**Request and reminder:** Take care while backing up, and drive 10 mph or less around THTA property. There are little ones who are learning to bike and don't always pay close attention when they come around corners.

#### **(All activities begin at the Clubhouse)**

**Walking group:** MWF 8:30 am.

**Coffee Hour:** 10:00 Tuesdays.

**Book Club** meets the 1<sup>st</sup> Thursday of each month at 1:00 pm

**Mexican Train:** 3:00 pm Thursdays

**Mah Jongg:** players meet on Fridays, 10:00 am – noon