



#### **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** **4:30p-5:30pm, September. 16, 2025**

**Board Members:** Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary), Dan Quick. **Members/Residents Attending:** Tom Genne, Gary Hertel. Judy Maki, Linda Nimmo, Ardeth Betts, Connie Watts, Cathe Walker, Ellie Larson

### **CALL TO ORDER**

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

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

**Additions to the agenda:** Discussion of THTA road signs added to Old Business.

**Treasurer's Report:** Gary Hertel gave the financial report. He noted that water costs were high in August but overall we are within our spending plan. Maintenance reserves are building up, but projects are pending, and paint reserves are low but building. August financial reports are posted at [www.thta.org](http://www.thta.org).

### **COMMITTEE REPORTS**

**Association Parking:** John Nimmo reported that Association parking rules are generally being followed. Several projects have necessitated updating parking permits.

**Insurance status report:** Betty Watkins reported that for now, all is caught up.

**Maintenance:** John Nimmo gave the committee report. For \$200.00, a temporary support beam has been added under the small clubhouse to get us through the rainy season. Bids are being sought for major upgrades needed to keep the small clubhouse stable, but work will probably not be done until next year. The small clubhouse remains closed for groups. In terms of storage in the small clubhouse, major items have been moved to keep the loads light.

**Pool:** Linda Nimmo gave the end the season pool report. According to the signup sheet 746 guests used the pool, representing 36 of our households. Thanks go to 10 active volunteers who provide required service to keep the pool open and to Jon Krueger & John Nimmi who have vacuumed the pool. Linda recognized the pool "users" for their care in using the pool facility.

**Landscaping:** Tom Genne noted that now is the best time for planting, so some new plants have been acquired and will be planted soon. Dan Quick reported that the Emerald Ash Borer project is underway and notices are being tracked. A forecast map will be coming soon. In early 2026

our arborist will check again for signs of invasion. Volunteers will be monitoring the THTA situation. The city is moving ahead to cut down 100 trees per year.

**Architectural:** Door color evaluation still needs to be done, and Tom Genne will be doing this. After that, a new list will be set. There are some inside construction projects ongoing, but all homeowner outdoor projects are complete.

**THTA Community Connections Committee:** Judy Maki reported – a great year of events and the committee will work to offer interesting activities for the next year.

**Neighborhood Contacts:** Judy Maki noted that units 2938 and 2808 are now rented, and 2814 is on the market.

**Newsletter:** Please get items of interest to Mary Frances Campana within the next few days for the September Newsletter, and by October 21 for that Newsletter.

**Governing Documents Project:** Mary Frances Campana reported that this committee is close to completing its work. A meeting is being planned within the next few weeks. Proposed changes will be reviewed by our attorney and brought to the Board for approval.

**Emergency Preparedness:** HOAs on the hill above us have been working to get the city to keep the area more fire-resistant. They are frustrated but persistent. Dan Quick reported that the CPR final meeting will be on Friday this week. Gary Hertel asked if THTA has a defibrillator. The answer is no. They are expensive, but with grant support one could be acquired for \$1,000 more or less. There is no THTA first aid kit right now, but this could be easily remedied. The location and nature of such a kit would need to be worked out.

### **OLD BUSINESS**

Mary Frances will form a committee to make a proposal for “share the road” signs at THTA entrances. The goal is to reduce the potential of accidents with kids on bikes and people who walk along the paved areas. Betty Watkins had a unit water shutoff installed. It all went fine, with cost in the \$1,000 range. Those on her circuit were notified of a 2-hour water cutoff while the work was done.

The meeting was adjourned at 5:15 pm.

### **ANNOUNCEMENTS**

***Mah Jongg*** players meet on Fridays, 10:00 am – noon  
***Book Club*** meets on the 1<sup>st</sup> Thursday of each month at 1:00 pm  
***Coffee Hour:*** 10:00 am on Tuesdays  
***Walking group:*** MWF 8:30  
***Mexican Train:*** 3:00 pm Thursdays  
(All activities begin at the Clubhouse)