



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, October 21, 2025 @ 4:30 – 5:30 PM at the THTA Club House

Board Members: Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary)

Members/Residents Attending: Steve Arena, Tom Genne, Gary Hertel, Jon Krueger, Ellie Larson, Judy Maki, Gretchen Morris, Linda Nimmo, Linda Spain, Cathe Walker, Pam Went

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

Additions to the agenda: none

Approval of September 2025 minutes: The minutes were corrected to show that unit #2808, listed as for rent, is on the market for sale. The minutes were approved as distributed and corrected.

Treasurer's Report: Financial documents including the Financial Summary through September 2025, and a budget worksheet for 2026 were distributed prior to the meeting. Gary Hertel led a discussion of the current budget status, with overall income and expenditure generally in line with budgeted amounts. A decision on dues for 2026 will be made at the November meeting, and the Budget will be voted on at the December meeting. John Shea, treasurer, distributed a memo on-line denoting Comcast revenue sharing options, as the contract is due for renewal. Two options were discussed. The difference between them is that option 2 assumes Comcast users are transitioning to internet for video and voice. Using this as the base, the reimbursement rate is lower for Option #2. Gerry Olson moved that THTA agree to a contract based on Option #1, reimbursing THTA at the quarterly rate of \$1,255.09. The motion was seconded and it **carried**. A question was asked about the length of this contract. This information will be sought from John Shea.

COMMITTEE REPORTS: (New Information only)

Association Parking: The parking situation is okay for now. John Nimmo had a 29th St. streetlight replaced by CPI. All lamps will now be LED, so a different color and brightness may be noted. A few solar lamps are also being tested. These will be close to the ground, and generally not as bright as non-solar options.

Insurance Status: Cathe Walker reported that all insurance policies are up to date.

Maintenance: John Nimmo reported that the committee has been working on plans to upgrade the clubhouse structure. One support has been upgraded and others are pending. Concrete slabs supporting the posts have been somewhat eroded by running water and may also need replacing. One has been fixed; the four others are being investigated for replacement.

Pool: Linda Nimmo reported that there is some ongoing maintenance at the pool area. If you go by the pool you will probably hear the pump running, and that is a good thing.

Landscaping: Tom Genne noted that it is time for planting trees. About five new trees have been identified and will be purchased and planted soon. Individuals are working on the Emerald Ash Borer issue, with Dan

Quick seeking to identify and mark ash trees on a map. They will also work with the city on any needed action. The fifth bench has been purchased and will soon be situated on the 29th St. side.

Architecture: Tom Genne has been checking doors, and found that some, perhaps original doors, are strained. He will be making a proposal relating to colors for stained and painted doors. Tom has also been looking into options for upgrading the small clubhouse. One idea would be to install an electric fireplace to add heat, along with other upgrades.

THTA Community Connections Committee: Linda Spain reported that in November the Book Club will be reading “Hidden Valley Road,” a nonfiction book about schizophrenia. The committee is considering organizing a gathering in December.

Neighborhood Contacts: Nothing changed.

Newsletter: Mary Frances Campana will be doing the Newsletter this month. Submit ideas and info to her.

Governing documents: Mary Frances asked our resident lawyer to review proposed revisions to THTA governance documents. There is a question of which version of our governance documents are being upgraded, and this will be responded to so that changes are made to the most current approved documents.

Emergency Preparedness update: The committee has met and is considering action for next year. Four THTA residents have completed CPR training and are certified.

The meeting was adjourned at 5:15 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 Conners & Betty Watkins)
- **Walking group:** MWF, 8:30 AM (Judy Maki)
- **Mexican Train:** meets on Thursdays at 3:00 PM to play this domino game (Robin Heeter)

The next Board Meeting will be held on Tuesday, November 18, 4:30 PM at the THTA clubhouse.