



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, November 18, 2025 @ 4:30 – 5:30 PM at the THTA Club House

Board Members: Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary), John Shea, Dan Quick. **Members/Residents Attending:** Steve Arena, Ardeth Betts, Gary Hertel, Chris Holdridge (potential resident), Michael Ingram, Jon Krueger, Judy Maki, Ellie Larson, Linda Nimmo, Robin Powel, Linda Spain, Cathe Walker, Betty Watkins

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

Additions to the agenda: Dues level for 2026 will be discussed under the Treasurer's Report.

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

Treasurer's Report: Gary Hertel gave an overview of THTA Finances for 2025. Our income and expenses are in line with our Budget for 2025. Our major need is to build the Painting reserves. John Shea discussed the proposed Budget for 2026. He also noted the need to accommodate greatly increased estimates for unit painting beginning in 2030, He moved that the 2026 HOA dues be \$320, a \$10.00 monthly increase over 2025. This is a 3.2% increase, in line with expected increases in the services we purchase. The motion was seconded and **carried**. The change will begin on January 1, 2026, so those who make bank payments will need to make that change with their financial institutions prior to the January deadline.

COMMITTEE REPORTS

(New Information only)

Association Parking: All is okay. There have been few problems to deal with.

Insurance Status: Betty Watkins reported that all is good and in order.

Maintenance: John Nimmo reported for the Maintenance committee. Members have different strengths and backgrounds for dealing with THTA maintenance issues, especially drainage problems and our deck and clubhouse issues relating to reinforcement of supports and small clubhouse improvements.

Pool: Linda Nimmo reported that there are no immediate concerns for pool maintenance. The license has just been paid for this year, and it continues to increase. There are also new county rules for keeping the pool open. Linda believes the paperwork being requested is excessive and will follow up on this.

Landscaping: Mark, our landscaper, has begun to plant three new trees now, and two more are coming. Dan Quick has obtained tags for our Ash trees that will be put on the trees when they begin to leaf out. ID and monitoring will lead to better decisions in the future if the Ash Leaf Bohrer moves in.

Architecture: Nothing new happening here.

THTA Community Connections Committee: Linda Spain reported that the Coffee group has purchased a new coffee pot. Those who attend regularly will chip in to help with the purchase. The committee is planning a New Year's Eve event, and perhaps a gift exchange. Contributions for our local Food Bank will also be built in, with Judy Maki coordinating these efforts. The refrigerator in the Clubhouse continues to work but is long past its predicted lifespan. The current one was donated many years ago. If any resident knows of a replacement refrigerator for the Clubhouse, please let a Board member know.

Neighborhood Contacts: Judy Maki noted that there are two units on the market.

Newsletter: A question was raised about info that goes into the Newsletter. A potential buyer has asked to put a "Request to Purchase a Unit" in the THTA Newsletter. Mary Frances brought up this issue for discussion, noting that this could be done for anything anyone might want to sell or buy. Points made during discussion related to concerns about providing services to a small number of people who might know about the Newsletter thus leading to bias, and the heavy demand for general requests or notices if the practice catches on. Most of those present agreed we should not begin this practice. Mary Frances noted that she would honor the wishes of the group.

Governing documents Committee: Work continues to be done to shape up the governance documents for review by our attorney and then come to the membership for review and approval. Much of the work being done by the committee related to bringing them up to date, deleting wording that no longer applies.

Emergency Preparedness update: No additional projects at this time.

The meeting was adjourned at 5:40 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 (Robin Heater)

The next Board Meeting will be held on Tuesday, December 16, at 4:30 PM at the THTA clubhouse.