



***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, December 16, 2025 @ 4:30 – 5:30 PM at the THTA Club House

**Board Members:** Mary Frances Campana (Presiding), John Nimmo, John Shea, Gerry Olson (Recording Secretary), Dan Quick, **Members/Residents Attending:** Steve Arena, Tom Genne, Chris Holdridge, Michael Ingram, Jon Krueger, Paul Mahr, Judy Maki, Linda Nimmo, Robin Phillips, Marilyn Syverson, Linda Spain, Cathe Walker, Betty Watkins.

**CALL TO ORDER:** President Mary Frances Campana called the meeting to order at 4:32 pm.

**Additions to the agenda:** none

**Approval of November 2025 minutes:** The minutes were approved as distributed.

**Treasurers Report:** Gary Hertel gave a positive financial report, with all categories on budget for the year, and reserve funds building for future needs.

John Shea discussed the 2026 proposed budget. He investigated our water bill and found that 2/3 of what we are charged goes to items other than water. Overall, our allocation per unit for **irrigation** water is about \$20 per month, a reasonable amount and difficult to cut given our need for plant irrigation. The water usage for the pool is not separated out in our bill. Unit electric charges are billed directly to the units, and include a flat fee of \$39.00 per month, representing the cost to stay connected. A dues increase of \$10:00/month results in a projected budget deficit of about \$6,000 for the year, a manageable amount given our cash reserve in operations. Gerry Olson moved we accept the 2026 Budget as presented. Dan Quick seconded the motion, and it **carried**. In 2027 the dues increase will likely be larger than this year's increase to build painting reserves. Prices of paint and labor will no doubt be increased above prior estimates.

## COMMITTEE REPORTS

(New Information only)

**Parking Association:** John Nimmo noted that parking issues are holding steady.

**Insurance Status:** Betty Watkins noted that insurance policy copies are mostly up to date, and there will be additional work as new residents join the association.

**Maintenance:** Drainage behind the garage at 2892 is being monitored, but past work has helped somewhat. It will continue to be watched. Jon Krueger reported that a construction estimator will come December 17th to bid on clubhouse structural work that needs to be done. Earlier bids have not seemed realistic, so a 3<sup>rd</sup> estimate has been sought.

**Pool:** Linda Nimmo reported that all seems stable in terms of pool needs.

**Landscaping:** Tom Genne reported that all five new trees have been planted, some plants will be added, and some have been removed along Walnut. Attention to planting is continuous.

**Architecture:** No major requests at this time. Generally, requests come in when ownership changes, so some may be coming up.

**THTA Community Connections Committee:** Linda Spain noted that normal activities continue. New Year's Eve party planning is expanding to include live music – 6:30-7:30 pm. Individuals may bring food to share. A regifting activity and food drive will be part of the fun. Judy Maki will pick up food on January 1<sup>st</sup> from anyone who puts food on their front doorstep. Setup begins at noon on the 31<sup>st</sup>, and please bring decorations if you can.

**Neighborhood Contacts:** Judy Maki reported that unit 2808 is under contract. In addition, we have one empty, and two for sale.

**Newsletter:** Mary Frances will be writing the newsletter soon. As always, send her your ideas and information to share.

**Emergency Preparedness update:** No emergencies! as reported by Dan Quick.

Now is the time to begin finding new people willing to serve on the THTA Board, thereby becoming a more active association. There are many ways that residents can serve THTA, but a three-year Board term is one good way ensure our association responds to resident's needs. Please start thinking about it now. A nominating committee will be formed in February. This committee chair must be a Board member, but the committee needs to include non-board members as well. The duties of Board members are important, but not all time consuming. Please let current Board members know if you have interest in serving as a nominating committee member and/or a Board member. Steve Arena, a past Board member, suggested we make this an ongoing agenda item.

The meeting was adjourned at 5:12 PM.

#### **ANNOUNCEMENTS:**

- **Book Club:** meets on the 1<sup>st</sup> 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)