

 <p><b>Timberhill</b> Townhouse Association 3388 NW Walnut Blvd Corvallis, OR 97330 www.thta.org</p>	<p align="center"><b><u>Board Members/Officers</u></b></p> <p><b>Mary Frances Campana</b> President   231-4510  <b>Gerry Olson</b>, Secretary   752-0210  <b>John Shea</b>, Treasurer   754-6832  <b>Dan Quick</b>, Vice President   541-760-8420  <b>John Nimmo</b>   760-9713</p>	<p align="center"><b><u>Committee Chairs</u></b></p> <p><b>Tom Genné</b>   Landscape, Arch. &amp; Paint   752-1291  <b>Betty Watkins</b>, Insurance   231-5550  <b>&amp; Cathy Walker</b>  <b>Judy Maki</b>, Neighborhood Contacts   752-6587  <b>Maintenance Committee</b>   info@thta.org  <b>Linda Spain</b>, Community Connections   760-3017  <b>Mary Frances Campana</b>: Newsletter, Emergency Preparedness  <b>Pool</b>: Linda &amp; John Nimmo   760-5720</p>
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**January 20, 2026**

**Board Members:** Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary), Dan Quick. **Members/Residents Attending:** Ardith Betts Sue Chelini, Tom Genne, Perky Genne, Chris Holdridge, Jon Krueger, Judy Maki, Linda Nimmo, Robin Phillips, Cathe Walker, Betty Watkins, Pam Went

**CALL TO ORDER:** The meeting was called to order by President Mary Frances Campana at 4:30 pm.

**Additions to the agenda:** none

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

**Treasurer's Report:** The Monthly and Year End Financial Reports were distributed by e-mail. There was no discussion.

**COMMITTEE REPORTS**  
**(New Information only)**

**Association Parking:** No new items to report, John Nimmo.

**Insurance status report:** Betty Watkins has handled insurance forms for four units this month. Three have been completed, and one remains open.

**Maintenance:** John Nimmo reported for the four-member maintenance committee. The committee has met and is working to get solid ideas about what is required to make the small clubhouse and the entire area whole again. Jon Krueger has met with contractors, and Peter Seaders has been making drawings for us, but it will be February before the Committee is ready to bring proposals to the Board. Significant work is needed, particularly on the small clubhouse, to restore the area to full use.

Dan Quick noted that drainage problems are being followed. The next major rain will tell us more about work that remains to be done.

**Pool:** Linda Nimm reported that there is an issue with water and some on-going maintenance but nothing major

**Landscaping:** Tom Genne reported that there are no major problems and currently our landscaping is relatively stable. Concern about the potential invasion of the Ash Borer continues as it may involve 50 or more trees.

**Architectural:** Tom Genne noted that new residents are likely to have more questions and need for input, but there are no questions pending as of now. Tom continues to work on painting issues as well.

**THTA Community Connections Committee:** Judy Maki reported on the successful New Year's Eve party, with 25 or more residents attending. Live music was a very popular addition to the line-up of activities. Judy Maki spearheaded the collection of food for the food bank. The agency sent us a note thanking THTA for 132 lbs. of food and contributions of \$25.

**Neighborhood Contacts:** Judy Maki reported that two or three units are currently for sale or pending.

Mary Frances will be meeting with a group of neighborhood associations to discuss the safety of those living on Walnut/29<sup>th</sup> streets. Major concerns are noise and traffic.

**Newsletter:** Mary Frances continues to request your items of interest or concern for the Newsletter. These contributions need to reach her by the day of the monthly Board meeting.

**Governing Documents:** Review of these documents will soon be completed. They will need to be reviewed by our attorney and ratified by members of the association. There will be two documents, one the organization that is THTA, with the other being policy related and more easily changed as needs change.

**Emergency Preparedness update:** no report.

**ANNOUNCEMENTS: (All activities begin at the Clubhouse unless otherwise stated.)**

**Mah Jongg** 10:00 am - noon on Fridays,

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

**Coffee Hour** : 10:00 am Tuesdays

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

**Walking groups:** 8:30 am, MWF

1:00 pm Daily, Meet at the 29th Street Mailboxes (NEW)

**Next Board Meeting: – Tues. February 17, 2025; 4:30 pm, Clubhouse**