



### **Board Members & Officers**

**Mary Frances Campana**, President | 231-4510  
**Dan Quick**, Vice-President | 760-8429  
**John Shea**, Treasurer | 754-6832  
**Gerry Olson**, Secretary I | 760-0166  
**John Nimmo** I | 760-9713

### **Committee Chairs**

**Tom Genné** I 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, February 17, 2026; 4:30 – 5:30 PM at the THTA Club House

**Board Members:** Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary), Dan Quick, **Members/Residents Attending:** Ardith.Betts, Sue Chilini, Tom Genne, Catherine Harrington, Gary Hertel, Chris Holdridge, Jon Krueger, Ellie Larson, Paul Mahr, Judy Maki, Gretchen Morris, Linda Nimmo, Robin Phillips, Linda Spain, Cathe Walker,

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

**Additions to the agenda:** Nominations Committee to be Appointed

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

**Treasurers Report:** Gary Hertel shared the Financial Report, and all is as predicted for January,

### **COMMITTEE REPORTS**

(New Information only)

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

**Insurance Status:** Betty Watkins continuously updates copies of owners' insurance policies.

**Maintenance:** John Nimmo reported for the committee which includes himself, John Shea, Peter Seaders, Jon Krueger, Dan Quick, and Michael Ingram. The Small Clubhouse needs to be repaired, and a bid has been presented by Cascade Craftsmen. The bid was for repair work was a total of \$30,000. In addition, \$20,000 is the fee for architectural design, building permits, etc. The work would be done in summer 2026. Dan Quick moved that we approve \$50,000 for repair of the small clubhouse, support system, and deck-work as recommended by the Maintenance Committee. John Nimmo seconded the motion, and it **carried**.

The Big Clubhouse thermostat stuck and was repaired by Michael Ingrahm. John Shea ordered a backup thermostat for use if the problem persists.

Walnut unit #3481 has a sewer line that is clogged. The problem is in the area maintained by THTA. John Nimmo moved the Board approve \$4,000 for sewer repair. Dan Q seconded the motion and it **carried**. Rainsweet Landscape will do the excavation work and we are waiting for bids to do the repair.

Road sealing needs to be done, and bids are being sought.

There continues to be a water issue between units #2948 & 2950. This issue was acknowledged by the Maintenance Committee and Rainsweet will be working on the problem.

**Nominating Committee:** John Nimmo will chair the nomminating committee, and Perky Genne will serve with him. The only term expiring in June 2026 is that of Mary Frances Campana, and she has agreed to stand for reelection. In addition, names can be submitted to John from THTA members, but the person nominated

must agree to serve before the name is presented. Names must be submitted to the committee before the April meeting.

**Pool:** Linda Nimmo noted that the leak related to the water pump is still creating problems, but that it WILL be fixed!

**Landscaping:** Tom Genne noted that this is a slow time for landscape, but maintenance is being done. Dan Quick noted that 49 ash trees have been identified. In April our Arborist will do an assessment of steps needed going forward concerning the Ash Borer threat.

**Architecture:** Two roofs will be replaced this coming week. These requests go to Tom Genne.

**THTA Community Connections Committee:** Nothing new to report.

**Neighborhood Contacts:** One unit is now for sale, and a second is under contract.

**Newsletter:** The February newsletter will be done by Mary Frances and distributed with the minutes.

**Emergency Preparedness update:** Dan Quick announced that an additional leaf blower has been obtained by way of a grant. Owners may borrow them for personal use, but their main purpose is for emergency purposes. Several leaf blowers are currently stored on both sides of the community.

**Government Documents Committee.** The work of this committee is moving forward. Diana Blakney and John Shea are currently reviewing the THTA governance document revisions. They will also go to our HOA attorney if deemed necessary. The documents will then come to the Board for review, and to membership for approval. The next step for the committee is to address changes needed to the Rules and Regulations.

The meeting was adjourned at 5:20 PM.

**ANNOUNCEMENTS:** (All but the 2<sup>nd</sup> walking group meet at the THTA Clubhouse)

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

***Book Club*** ---- 1:00 pm -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 29<sup>th</sup> Street Mailboxes