



**Board Members & Officers 541-**  
**Mary Frances Campana**, President | 231-4510  
**Dan Quick**, Vice President | 760-8420  
**Gerry Olson**, Secretary | 760-0166  
**John Shea**, Treasurer | 754-6832  
**John Nimmo** | 760-9713

**Committee Chairs 541-**  
**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, May 19, 2026 @ 4:30 – 5:30 PM at the THTA Club House

**Board Members:** Mary Frances Campana (Presiding), John Nimmo, John Shea (Treasurer), Gerry Olson (Recording Secretary) Dan Quick **Members/Residents Attending:** Ardeth Betts, Lynn Deal, Tom Genne, Gary Hertel, Chris Holdridge, Ellie Larson, Judy Maki, Linda Nimmo, Linda Spain, Marilyn Syverson, Cathe Walker, Pam Went.

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

**Additions to the agenda:** none

**Approval of March 2026 minutes:** approved as distributed.

**Treasurers Report** Gary Hertel reported on the financial status of the Association. Our financial activity is close to what has been approved, with no major surprises so far. Financial statements are posted on our website: thta.org.

## COMMITTEE REPORTS

(New Information only)

**Parking Association:** The parking situation is relatively stable currently. No major issues were reported.

**Maintenance:** A list of planned maintenance projects was distributed with handouts prior to this meeting. Work on the small clubhouse is planned for this summer, and several other projects are on-going. The carpet in the big clubhouse is fraying at the closet doors, so lift the door a bit when opening. The décor of the big clubhouse should be considered along with small club house changes. John Shea reminded us that road sealing is coming up. Notifications will be sent prior to sealing but remember that tar that looks wet probably is and cannot be driven on. Each side of the Association will be closed to drivers for approximately two days. Plan ahead!

**Pool:** Linda is hoping to open the pool as soon as the phone linkup is installed – perhaps this Saturday? A notice will go out when the pool is open. New residents who need a key should contact Linda Nimmo. Paula Shields has donated a new chair for the pool deck. Thanks, Paula.

**Insurance Status:** Betty Watkins has several policies for follow-up, plus one new one. Thanks, Betty!

**Landscaping:** Tom Genne reported that the arborist came to survey our trees. Our 65 Ash trees have been labeled, and there is no sign of the borer yet. One of our Ash trees is extending over Walnut Blvd. and should be removed. There are two Oak trees that needed injections, The arborist plans to come back next fall, alternating spring and fall visits. Most of the landscape planning has been done for this year, and a load of rock may be included in the work to be done.

There are three fir trees in need of immediate attention that are not on our property but are on the property line/fence near the NW corner of THTA. It is the property owner's responsibility to remove them, but if they fall major damage could be done to THTA units. Our arborist assessed that one tree is dead and the other two

are dying and present a major hazard. This assessment was done at a cost of \$300, and concerned owners are willing to contribute to this cost. All relevant insurance companies have been notified, looking ahead to a potential occurrence of damage. The property owner is aware of the problem and has not acted so far.

**Architecture: Tom** Genne recommends that a small committee, perhaps 5 residents, be formed to plan next steps for the small club house, including potential best uses and decor in line with predicted use. Some storage space may be necessary, but other uses have more appeal. Contact Tom if you are interested in working on a committee to identify desired uses and next steps.

**THTA Community Connections Committee:** Linda Spain noted that the committee is planning a pool party, June 6<sup>th</sup>, from 1-3 pm. Check out refreshments, exhibits, games, etc. and/or plan to swim!

**Neighborhood Contacts:** Judy Maki reported that no units are currently available to rent or buy.

An issue about where garbage & recycling cans are placed on Tuesdays was reported to Mary Frances. Even though space is limited, roadways must not be blocked by cans waiting for pick up. In addition, cans need to be placed at least 2 feet apart for accessibility. Several suggestions were made to alleviate the problem.

1) Try to alternate pick-up days between garbage & recycling cans when possible. Garbage cans are picked up bimonthly, so the recycling could be put out on alternate Tuesdays. We recognize this this would not always be possible. 2) If you only have one bag, you might add it to a neighbor's can that is not full rather than putting your whole can out. Be sure that the garbage is tightly sealed in a bag before you borrow space. Additional suggestions and questions are welcome. Neighborhood Reps. will be contacting residents concerning this issue. Also check the Newsletter that is posted shortly after each Board meeting.

**Newsletter:** MFC will issue the Newsletter in May.

**Emergency Preparedness update:** . NW homeowner associations now have a grant to clear brush on the Arrowhead St.circle. Dan Quick is checking out the possibility of radio contact links. There is also a need to test cell phone functioning in an emergency.

**THTA Governance Documents Committee** Governance Documents are now with the attorney for review.

The meeting was adjourned at 5:20 pm.

**ANNOUNCEMENTS:** (All events except the afternoon walking session begin at the 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 Mailboxes closest to 29th Street

**Next Board Meeting: Tuesday, June 16, 2026; THTA Clubhouse**

**4:00 PM: Annual THTA Meeting & Election of Board Members**

**4:30 PM: Board Meeting**