



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
June 16, 2026
4:00 pm at the THTA Clubhouse

Board Members: Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary) Dan Quick. **Members/Residents Attending:** Steve Arena, Ardeth Betts, Sue Chelini, Perky Genne, Tom Genne, Chris Holdridge, Ellie Larson, Paul Mahr, Judy Maki, Linda Nimmo, Robin Philips, Marilyn Syverson, Cathe Walker, Pam Went.

Tuesday, June 16, 2026
4:30-5:30 at the THTA Club House

Board Members: Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary) Dan Quick **Members/Residents Attending:** Steve Arena, Ardeth Betts, Sue Chelini, Perky Genne, Tom Genne, Chris Holdridge, Ellie Larson, Paul Mahr, Judy Maki, Linda Nimmo, Robin Philips, Marilyn Syverson, Cathe Walker, Pam Went.

Call to order: The meeting was called to order at 4:35 pm by President Mary Frances Campana

Additions to the Agenda: none

Approval of the May 2026 Minutes: The Board Minutes of May 19, 2026, were approved as distributed.

Treasurer's Report: A written financial report was distributed by John Shea prior to this meeting. Income and Expenditures for the Association are close to the amounts budgeted. As we approach hot summer months our utility bills will show a major increase in water usage.

COMMITTEE REPORTS

(New Information only)

Parking – John Nimmo reported that all is well for parking issues.

Maintenance: A Maintenance Committee report was distributed prior to the meeting. Of note is that the small clubhouse repair contracts have been signed and submitted for permits. The plan is to have work completed by the end of summer. We are all reminded that work on our roads will be done this summer. Our two major loops will get primary attention, and feeder roads spot treatment. Look for announcements on dates and arrange for alternate parking for the 2-day time when no driving will be allowed. Each side of the Association will be done on different days so opposite side parking may be available. We know that this can create problems, so consider street parking and perhaps even sharing driveways on alternative sides for these two days.

Staining the clubhouse decking needs to happen this summer. The committee moved to approve \$2,000 for deck sanding and sealing. The motion **carried**. The Committee also moved to approved \$2,000 for nutria removal by Good Earth. Traps will be set over a 2–4-week period, and trapped nutria are euthanized. The motion **carried**. Additional projects include moss removal and filling gaps on walkways, experimenting with solar lighting, and mapping of storm drains. Unit #2950 has a continuing problem with water drainage, and plumbing work will be scheduled. Costs for this work will be shared by the Association and the homeowner, at 50/50. Mary Frances recommended a roof moss removing service found on "ThumbTack". Call her for the reference. Perky Genne noted that there are bees/hornets swarming and beginning nests near units, under eaves, etc. Call her for the name of someone who wants them and will take them away. Good earth will also take them.

Pool - Linda Nimmo reported a great start to the year. The pool party was great fun, attended by 25 residents, and 41 used the pool on the following day. Special thanks go to Linda Spain, Judy Maki, and Pam Went for getting things organized. Look for the photos on the Clubhouse door.

Insurance: Bette Watkins keeps our homeowner insurance policies current. This is a major effort, and we are grateful for her good work.

Landscaping: Tom Genne reported that three different, but hearty plants will be planted along Walnut Blvd, East of the Entrance. There is water there, and these plants will make it easier to keep this area looking attractive. Also, thanks to Perky Genne for her tireless work in deadheading the rhododendrons planted all around us on Association property. This process helps to clean up the bushes and make room for the new buds to form.

Architecture: Tom Genne has formed a committee to identify potential uses for the small clubhouse. When the repair is completed, this space will be safe to occupy and can be made attractive for individual or group use. They would like to know what residents see as priorities for this space. Send your ideas to Tom or committee members.

Community Connections: This lively committee is thinking ahead to a BYO bowl party come fall with soups provided, and a New Year's Eve party to ring in 2027.

Neighborhood Contacts: Judy Maki asks you to keep your eyes open as you walk through the property and stay alert to fire. Early one morning last week Judy spotted an area of wood bark that was smoldering, with a discarded cigarette nearby. Judy put it out with water, but if she had not seen it, a major blaze could have occurred. This is exactly how a fire started many years ago when all four attached units on the 29th Street side suffered major fire and/or smoke damage.

Election of THTA Board Officers: Gerry Olson moved that current board officers continue in their same offices for the coming year. The motion was seconded, and it **carried**.

Meeting was adjourned at 5:10 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 - 1st 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