



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, August 18, 2026
4:30-5:30 at the THTA Club House

Board Members: Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary) John Shea (Treasurer) **Members/Residents Attending:** Ardeth Betts, Perky Genne, Tom Genne, Robin Heeter, Gary Hertel, Chris Holdridge, Ellie Larson, Judy Maki, Marnie Nobel, Marilyn Syverson, Linda Nimmo, Betty Watkins, Pam Went.

Call to order: The meeting was called to order at 4:30 pm by President Mary Frances Campana.

Additions to the Agenda: Request for Emergency Contact List

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

Treasurer's Report: A written financial report was distributed by John Shea prior to this meeting. The July water bill was much higher than July 2025. John Shea will be checking into this, but there are twelve meters/accounts for THTA, so it takes time.

COMMITTEE REPORTS

(New Information only)

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

Maintenance: The Board has approved \$50,000 for work needed to stabilize the small clubhouse.

As part of the permit process, a geotechnical engineer determined that the ground under the small clubhouse was not sufficiently compacted prior to installation of the support piers under the clubhouse. The Board approved repair must now include replacement of the support pads under the two piers on the east side at an additional cost of \$5,000. This is in addition to replacement of the two failing support beams on the east side.

We now have a “pay me now or pay me later” decision concerning the other two sets of support pads, piers and beams at an estimated additional cost of \$15,000. The engineering plans, city permit, equipment and contractor will all be here. None of the additional work has to be done now but it will cost a lot less than in the future.

Discussion centered on 1) the potential effect of stabilizing one beam on the other beams under the small clubhouse, 2) the efficacy of replacing all 6 beams at the same time, 3) the need to assess the condition of beams under the large clubhouse, and 4) any potential interaction between the two clubhouses support systems. The Board agreed that checking the condition of beams underpinning the large clubhouse needs to be done.

The Maintenance Committee will inspect the areas under both clubhouses and prepare answers to the questions that were raised. At that time, Mary Frances will call a special open meeting of the Board to decide next steps.

Since replacing the support pads under the support piers on the east side is required for our permit, John Shea moved we approve \$5,000 for the additional work. John Nimmo seconded the motion, and it **carried**.

John Shea thanked all for their cooperation during the road sealing process. While most cooperated, some residents removed barriers, drove through them, or left footprints on the new seal. There was some discussion of how this could have been prevented, given the major effort to communicate the process to all residents. Barring emergencies, all residents should have been able to comply and had many opportunities to learn about the work being done. Is there any way to ensure that all residents read important communications?

An earlier owner of unit #2950 put in a sump pump under the unit that drains near the foundation, but not into an approved drainage system. This creates erosion and other problems on the road surface. In 2015, the Board agreed to take ownership of a second sump pump that sits on THTA property. The problem is that the output of the pump under the unit drains into the input of the second pump, the one owned by the Association. This puts the Association at risk should the second pump fail.

John Shea recommended an allocation of up to \$3,000 to be used to reconcile the sump pump/drainage situation. Mary Frances seconded the motion, and it **carried**.

Michael Ingrahm oversees staining the deck, but he will wait until decisions about work on the small clubhouse are made before proceeding.

Insurance: Betty Watkins keeps our homeowner insurance policies current. Files are in currently good shape.

Pool: Linda Nimmo reported that we passed the inspector's visit with flying colors. Thanks to all who pitch in to keep the pool in good shape.

Landscaping: Tom Genne reported no problems with landscaping. However, John Nimmo reported that three inground hornet's nests have been found and removed, at a cost to THTA.

Architecture: Nothing major to report.

Community Connections: Linda Spain noted that regular activities continue. Books have been selected until December for the reading club. Check with her to get titles.

THTA Garage Sale in September: Robin Heeter is taking leadership for an all-unit garage sale this year. The date will be toward the end of September and will be announced to all as soon as possible. Robin will take charge of advertising, signs, and keeping a list of all units planning to participate. Her contact number is 541-740-3526. A text to her is preferred. Her e-mail: **Robinluann1953@live.com**. All who participate are responsible for monitoring traffic and parking in their areas so that residents are not inconvenienced. If you plan to participate, please contact Robin. Note that multi-family garage sales are often more successful, thus our effort to coordinate the sale this year. Your help and support is appreciated. A committee of Robin Heeter, Ellie Larson, and Gerry Olson was formed to review current rules for garage sales in coming years.

Neighborhood Contacts: Several THTA Units are listed for sale now or will be coming up for sale in the future.

Newsletter/Governance Documents: Our lawyer is still reviewing our governance docs, and Mary Frances will follow through. Mary Frances will be writing the next Newsletter.

Emergency Preparedness: Dan Quick reported that the Repeater is up and running at OSU. Three different Timberhill HOA'S and Dan are testing and evaluating emergency radio communications in case of cell tower failure. Phones are becoming more satellite capable as well.

Emergency Contact list: The Association has a partial list of emergency contacts for residents. The Neighborhood Contact Representatives collect this information for new residents, but not all participate. Following discussion, Board members agreed that all residents should be asked to provide the name of someone who has access to their unit. This information will be kept private, but it provides a way to gain access to a unit in emergency situations. Listing a phone number of someone who should be contacted in an emergency is also helpful, but this may not be the same person who has a key.

Meeting was adjourned at 5:55 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