



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 | 257-7094
Maintenance Committee | info@thta.org
Linda Spain, Community Connections | 760-3017
Mary Frances Campana: Newsletter, Em Prep
Pool: Linda Nimmo | 760-5720

**THTA SPECIAL BOARD MEETING
AUGUST 28, 2028
4:30 pm THTA Clubhouse**

The meeting was called to order by President Mary Frances at 4:30 pm, expressly to discuss repair work needed for the small clubhouse.

John Shea and Pete Seaders gave a brief overview of our current situation. The clubhouse is built on a slope over a stream, with pillars sitting on concrete and beams going across. As the ground has settled, the pillars have been sliding downhill, putting stress on the beams. As a result the small clubhouse has settled on two corners, resulting in an unstable structure. Repair work is ready to begin, but the city work permit requires that one beam that has failed be replaced by excavating and adding a new base. However, there are six beams under the small clubhouse. The maintenance committee recommends that we replace all six now, anticipating that the other beams will need replacement in the next 5-10 years and it would be more efficient to do all six now.

There were several points of discussion. 1) Concerning timing, work will depend on our contractor, Cascadia Craftsman, and perhaps the Weather. Use of the deck will likely continue, but use of the big clubhouse may not be possible, depending on the excavation work. 2) Is the big clubhouse stable? Yes. While there has been some minor settling. Monitoring will continue and reserves set aside for future repairs. 3) Will the clubhouses be earthquake proof? The work will only bring the structures up to code required when built. 4) Will this work result in increased dues? Our maintenance reserves will cover the work currently planned. However, all our reserve accounts (roads, painting, maintenance) need to be built up. In addition, our association facilities are 50 years old and inflation is expected to increase prices overall, so it is reasonable to expect dues will increase in future years to cover related costs.

John Shea moved the Board approve \$15,000, in addition to the \$50,000 already approved, to replace all 6 beams as recommended by the maintenance committee. The motion was seconded by Dan Quick, and it **carried**. Thanks go to the maintenance committee for their hard work to keep our association in good working order.

The meeting was adjourned at 5:30 pm.