



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 BOARD MEETING MINUTES

Tuesday, September 15, 2026 @ 4:30 – 5:30 PM at the THTA Club House

Board Members: Mary Frances Campana (Presiding), John Nimmo, Gerry Olson (Recording Secretary) **Members/Residents Attending:** Steve Arena, Ardith Betts, Sue Chelini, Lynn Deal, Tom Genne, Catherine Harrington, Chris Holdridge, Ellie Larson, Judy Maki, Linda Nimmo, Linda Spain, Marilyn Syverson, Cathe Walker, Betty Watkins, Pam Went.

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

Additions to the agenda: Dan Quick asked that a proposal for pending maintenance work be added to Maintenance.

Approval of March 2026 minutes: The Minutes were approved as distributed. The resident at #2950 asked that the following additions be noted to clarify paragraph #7 under Maintenance. 1) It was not necessarily a previous owner but a previous “person or entity” who installed the sump pump in question; 2) drainage had been changed so that it does not flow under the unit. It was draining onto the street, not under the unit. 3) The pump was never owned by the current residents.

Treasurers Report: Gary Hertel spoke to our financial report which was distributed prior to the meeting. A great deal of maintenance has been going on. As John Shea has noted, things look good above ground, but we don’t know what is going on **underground**. In response to a question from Dan Quick related to higher-than-normal water usage in August, Gary noted that our water bill shows 9 different types of charges on each of 11 residential and 2 irrigation meters, so it’s a big job to track unusual usage of water. See the Maintenance discussion for more information about water leakages on THTA property.

COMMITTEE REPORTS

(New Information only)

Parking Association: The parking situation is relatively stable currently; there are no major issues.

Maintenance: John Nimmo noted several new maintenance issues in August and September. Breaks in a city water line and in an irrigation pipe on Walnut were discovered, affecting several

units. Repairs were authorized on an emergency basis. Gerry Olson moved the Board approve repair expenditures of \$1,111.44, after-the-fact. The motion was seconded and it **carried**. One homeowner paid an additional amount to the plumber for work related to her water shut-off valve. A refund for water lost through these leakages is being pursued with Public Works.

Repairs on the Small Clubhouse will begin next week, with supplies to be unloaded in the circle parking area. If all goes well, the construction project will start next week and be completed by the end of October. The ropes around the clubhouses are required by the city to note a preservation area, keeping any contamination out. Also, the bathrooms may be closed during part of this time, and Porta-Potties will be set up.

At Unit #3433 there is a totally blocked gutter drain running from the south facing front door to the grass line. Mark will expose the irrigation lines as he knows the irrigation system. He will excavate up to \$1,000 of his time, thus saving plumber costs. At Unit #2830 completely root blockage was diagnosed, using a camera and by digging. The gutter drain runs from the front door toward the garage, with the problem located under a tree. Mark estimates a total of \$1,500 of his time to excavate and repair. Dan Quick moved to approve a total of \$2,500 for excavation and repair work to be done by Mark Bunsen, our Landscaper. The motion was seconded and **carried**.

Pool: Linda Nimmo gave a brief end of season report on pool use. The pool opened May 22, and closed Sept. 3 due to cool and rainy weather. This summer 805 members and guests used the pool, somewhat higher than the prior year. About half of all households used the pool this year, compared to 1/3 in 2025. Our PoolParty was well done, and the pool was relatively trouble free this year, partly because the automatic chemical feeder was not used. Linda thanked all volunteers for keeping the pool up to code and running.

Insurance Status: Ellie Larson worked with Betty on insurance issues, and all is going well. It is good to have two people knowing the status of insurance coverage for our units.

Landscaping: Tom Genne noted that our landscape is in pretty good shape. It has been too dry and hot to plant the past two months, but we will go ahead this fall. The strip of walk along Walnut will be planted with short, low plants.

Architecture Windows were replaced and they meet standards.

THTA Community Connections Committee: Linda Spain announced the books for the book club and invited all to join in. Contact her for book titles.

Neighborhood Contacts: Judy Maki noted that all have been asked to submit an emergency contact to John Shea. There was also a "Stay Alert" warning as a car theft has been noted. Currently there are two units for sale, and two more that will be coming up for sale or rental.

Garage Sale: All participants must contact Robin Heeter to participate. The dates are Friday and Saturday, Oct. 9 & 10, from 10:00 am to 3:00 pm.

Newsletter: Mary Frances will use the Newsletter to remind people to give emergency contact information to John Shea. Ellie Larson asked that individuals give approval to release phone

numbers in case of an emergency. Dan Quick noted a concern about health care for residents who don't have health insurance. Community Outreach runs a free clinic for those who need medical care and have no insurance and it is a good place to get help.

Emergency Preparedness update: No report.

THTA Governance Documents Committee. No report;

The meeting was adjourned at pm 5:28 pm.

ANNOUNCEMENTS: (All events 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

Next Board Meeting:
Tuesday, October 20, 2026; 4:30 pm
THTA Clubhouse