Timberhill
Townhouse Association
3355 NW Walnut Blvd
Corvallis, OR 97330
www.thta.org

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

Committee Chairs 541-
Tom Genné I Landscape, Arch. & Paint | 752-1291
Betty Watkins, Insurance | 231-5550
Judy Maki, Neighborhood Contacts | 257-7094
Maintenance Committee I info@thta.org
Linda Spain, Community Connections | 760-3017
Mary Frances Campana: Newsletter, Em Prep
Pool: Linda Nimmo I 760-5720

THTA BOARD MEETING MINUTES

Tuesday, October 20, 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:** Steve Arena, Ardith Betts, Lynn Deal, Tom Genne, Chris Holdridge, Ellie Larson, Judy Maki, Linda Nimmo, Dave Nishitani, Linda Spain, Marilyn Syverson, Cathe Walker, Betty Watkins, Pam Went.

CALL TO ORDER: President Mary Frances Campana called the meeting to order at 5:30pm.

Additions to the agenda: none

Approval of March 2026 minutes: The September Minutes were approved as distributed. A discussion of a requested addendum to the August18 Board Minutes by a resident ensued. A motion was made but died without a second. The board decided to postpone a decision until the correct way to do this is found.

Treasurers Report: John Shea reviewed the financial report prepared by Gary Hertel, distributed prior to the meeting, John investigated the large increase in the water bill. A small amount of the increase may be due to water leaks but increases in water/public works items are mostly responsible for the increase. John will see if a partial refund is possible from the water line breakage in September.

Proposed Budget for 2027. A Budget Worksheet was distributed prior to the meeting. John and Gary review prior expenditures and income and consider all factors that may affect budgeted categories for THTA and set a projected budget. John explained the reasoning used for the proposed 2027 budget. Upcoming needs for painting, road maintenance, and future repair and maintenance issues are major drivers of a proposed increase in dues of $30/month. Chris Holdredge asked about the use of short-term CDs to increase return on assets and John will check into this. John has a very good track record in projecting financial demands for THTA, and both John and Gary deserve our thanks!

COMMITTEE REPORTS

(New Information only)

Parking Association: The parking situation is relatively stable currently; there are no major issues. The permit process works. One Walnut resident has a problem with a garage door and is working to get that fixed.

Maintenance: John Nimmo called attention to the Maintenance Committee report distributed prior to the meeting and solicited questions. Small Clubhouse work is on schedule. Several repairs to drainpipe blockages and water breaks have occurred.

Pool: Linda Nimmo noted that while it is closed, the pool continues to take work. A green color indicated the need for a chemical treatment, and John Nimmo addressed the issue.

Insurance Status: Betty Watkins reported that she and Ellie Larson have things under control.

Landscaping: Tom Genne noted that there has been some planting, maybe 30-40 small plants added. including new plants along Walnut Blvd. Gutter cleaning will be offered when the time is right. A form will be on the web to request Mark, our Landscaper, to do this job. Individual arrangements can be made.

Architecture: There will be several new projects in the coming months. A request for a new light has been approved. Tom Genne chairs the committee for proposing uses of the renewed small Clubhouse. Six are now on the committee: Pam Went, Ellie Larson, Judy Maki, Nancy Hertel, and Barry Gainer. Suggestions can be referred to committee members. Pam noted that it may be possible to raise funds for furnishings, etc. of the small clubhouse. They will meet this Friday at 10 am at Tom's residence.

THTA Community Connections Committee: Linda Spain noted that all activity groups are ongoing and enjoyed by those who participate. Join in!

Garage Sale Report: Judy Maki reported that October 9-10 THTA garage sales were successful. Robin Heeter made effective signs and did a great deal of work to make it happen. There was a good turnout for the four units participating.

Neighborhood Contacts: no report

Newsletter: will come out with the minutes. Please send information to Mary Francis.

Emergency Preparedness update: no update

THTA Governance Documents Committee: Documents are still with the lawyer. There were questions about next steps, since the time has been so long. Mary Frances was urged to make frequent calls to our attorney. Sue Chelini noted these need to be approved by the Board before the Association can proceed.

The meeting was adjourned at 5:30 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

Next Board Meeting: Tuesday, November 17, 2026; 4:30 pm; Clubhouse