

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
April 24th, 2006 7pm**

CALL TO ORDER

Those present included Charlie Feller, Janet Bollinger, Michelle O.-DNI, Steve Graham, Linda Jochimsen, Chuck McIntyre, Pat O’Hearn, Jeff Pollard, and Kathy Criswell. Not present were Dan Duncan and Curt Lenk.

INSTALLATION OF NEW TRUSTEE

A motion was passed to accept Ron Bell as the new Trustee from Walnut Grove.

RESIDENT COMMUNICATION

A resident addressed the Board over concerns pertaining to lake safety issues. The resident would like to see the “spillway” covered as there is concrete rebar sticking up out of the water.

A resident addressed the Board concerning the communication in regards to the lake clean up. How will residents be notified and kept abreast of progress?

A resident inquired as to when the bid for Top Care would expire. He wanted clarification as to the process of how things are bid out. Bids are always welcome and can be brought to the office at the Family Center.

WILL ELECTRONICS PRESENTATION

The options in regards to cameras and better lighting and its effectiveness were discussed. Will Electronics will provide a bid for updating cameras and lighting options for the pool deck area.

DNI-WEBSITE PRESENTATION

DNI does not recommend the payment of any fees on line at this point. Merchant accounts are too expensive for the number of transactions which would be occurring. The website is being developed as quickly as possible. The Board needs to appoint a liaison to work directly with Tom. DNI will manage the content of the site for now. Ron and Steve will co-chair and work with Tom. The domain will remain the property of TCHOA if DNI is no longer the property management company of choice.

APPROVAL OF MINUTES

The minutes from the March meeting were approved as written.

FINANCIAL/BUDGET

Delinquencies are high, with the expectation as the pool season opens residents will be paying their assessments. Michelle will set up the debit card account with a \$500.00 limit and will also write up the guidelines for its usage as they were determined by the Board.

DNI

The property check updates will be sent on a monthly basis. Michelle will go to the O'Fallon code enforcer when necessary. Nelson's Mill has a creek behind it which is stopped up. Michelle will contact Chuck to clean it out. The transformer will be installed ASAP. The retaining wall at pool was finished. The light on the deck was re-installed with no damage noted to the pool deck. Chesterfield Fence will be out this week. The Funbrellas are in and will be installed ASAP. Accurate Electric will do rewire of the pump room this week. The pool letters will be going out ASAP. There is a need to raise the umbrella on the insurance policy. The playground and tennis courts were not included and the insurance company is not yet aware of the new monuments. Michelle will obtain a 3rd bid to tuck point monuments as there were large discrepancies between the first two bids in regards to cost and actual work that needed to be done. The playground needs repair work. Motion was passed to have Chuck repair or replace yellow bar on play set (whichever is less expensive) and to remove graffiti for \$300.00. Jeff will check into prices for new exercise equipment for the weight room door.

STAFF

Nothing to report

POOL COMMITTEE

Motion was passed to accept Dale Sign Cos. bid for new signs for the pool area. There is a 7-10 day completion time once the contract is signed. Linda will also obtain a bid for new signs stating no swimming or ice skating on the lakes. The planters should be completed by Wednesday. Acid washing will be done.

ARCHITECTURAL

There is one form pending at this time.

SOCIAL COMMITTEE

All details for the garage sale have been worked out. The wine tasting will be on May 13th with Kelly N. as the Chairperson. There will possibly be live music. There is no rental at the Family Center that day. It was discussed whether there needs to be an event held every month due to lack of volunteers as well as resident participation.

LAKES DREDGING UPDATE

The Board is continuing efforts to secure a site where silt can be stored. This needs to be completed before any dredging can begin.

GROUNDS

A motion was passed to accept Chuck's bid to remove bushes along Blvd. and to cut stumps was approved. There are 50+ bushes in all. Spring trimming will be completed shortly. Pending issues have been resolved with Top Care, issues addressing island in the cul-de-sac need further clarification. Michelle will get a plat map in order that areas will be determined to be TC common ground or that of the city of O'Fallon's.

COMMUNICATIONS

Nothing to report

OLD BUSINESS

There needs to be some updating of the Rules and Regulations which are given to new residents and which will be posted on the TC website.

NEW BUSINESS

There is proposed development on the “church lot” located within TC. In order for the development to proceed the property will first need to be rezoned. The motion will be heard at a future city zoning and planning meeting, the date of which is not available at this time. The TC marquis will be changed to alert residents of the proposal. Michelle will try to obtain the date of the meeting and the Board will discuss the best way to notify the residents.

All resident’s codes will be rendered inactive as of May 15th. They will need to come to the Family Center to choose a new code. A sign will be posted immediately advising them as such on the Family Center door and the weight room.

MEETING ADJOURNED TO CLOSED SESSION

NEXT MEETING: Monday, May 22nd, 2006 @7pm @ the Family Center.

