

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
APRIL 23, 2007**

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes were approved for the March, 2007 Board meeting.

FINANCIALS

After review and discussion the financials were approved as written.

DNI

Property checks are updated. Michelle will check with O'Fallon code officer to see if an oversized play-set is in violation of city code. If no city code is being broken there will be no further action by TCHOA. Michelle will send letter concerning a storage shed in a resident's back yard. The Board would like a letter sent to the new alderman as well as the Mayor stating there should be no further "dips" in TC villages. The renovation of the Clubhouse is complete. There are a few minor details waiting for adjustment. The contract for the new addition needs to be more line specific. Ron and Pat will speak to the contractor regarding specifics. We are still waiting for permits from the city of O'Fallon in order to proceed. The security cameras are all installed and fully functional at this point. The new ID system printer is not working properly. A new printer will be shipped ASAP with training to begin immediately following. The hot water heater is repaired and working well. Chuck repaired the water fountain line. It will be locked in the future at the end of the pool season to prevent any further damage. There is a leak in the weight room hallway leading to the locker rooms, probably ground water due to the sidewalk shifting. Party rules are being re-written. After discussion it was decided for any future party rentals residents will write two separate checks. The deposit check will be held and not cashed, and will be returned within 3 business days of the rental. The rental fee will be a second check which will be cashed immediately. The day staff has resigned.

The buffer between Delmar Gardens and Twin Chimneys was gifted to us from Delmar Gardens. The Board would like to return it to Delmar Gardens. Michelle will follow up. The swim team has agreed to run the Street Dance on June 8. The team would also like

new speakers for the pool deck to be used during meets. The board would like them to research the type of speaker needed as well as the cost. The board is willing to help and would like to coordinate the installation with the construction.

COMMUNICATIONS

Newsletter is pending and will be mailed as soon as possible.

POOL

A resident contacted Curt seeking permission to use the adult pool to swim laps in the early morning with no lifeguard in attendance. After discussion, it was decided the pool hours will remain the same.

ARCHITECTURAL

There was a fence application pending. Staff was reminded that there is a 30 day turn-around for approval when a resident submits an architectural review form.

SOCIAL

Nothing to report at this time.

LAKE DREDGING

Curt updated the dredging progress as well as the time line for completion, pending weather conditions. Algae in lake "C" is getting out of control. Aquatic Control needs to be contacted. We will be billed for work as it is needed until the completion of the dredging process and a contract can be signed.

GROUNDS

A motion was passed to accept Chuck's bid pertaining to the island Cul-de-sacs as well as work on the old entrance monuments. Michelle suggested taking off the signage on the old entrances to TC. Michelle will obtain a bid from Chuck to remove the junipers at the old entranceway.

OLD BUSINESS

The light by the school entranceway needs to be repaired. Michelle will obtain bids for repair. Cars left in open garages were "rummaged" through in Watson's Parish. The Church was vandalized on a Sunday afternoon as well. Michelle is waiting to hear back from the gentleman who was interested in conducting tennis lessons at TC. He will have access to one court for a limited amount of time.

NEW BUSINESS

Nothing to report at this time.

MOTION TO CLOSE

The next Board meeting will be held on Monday, May 21, 2007 @ 7pm at the TC Family Center.