

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
AUGUST 28TH, 2006**

CALL TO ORDER

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

RESIDENTS COMMUNICATION

There were no residents present.

APPROVAL OF MINUTES

The minutes from the July 24th meeting were approved with one clarification concerning a date which was incorrectly written.

FINANCIAL/BUDGET

Michelle reported back to the board concerning the transferring of monies between accounts. A motion was passed to accept the financials as they are written.

DNI

Property checks went out last week including 90 day and fine report. Board waived a fine levied against a resident with the understanding that if the same offense occurred again the resident would incur a double fine. The "lot for sale" sign has been removed. Chuck will repair the dock railing on lake "A". The pool leak has been repaired. There might be another small leak. Interior pool lights were replaced. Four out of six lights are currently working. The breaker box has been repaired. The new pump was defective and has been replaced. Security bids have been received. Attention needs to be focused on more coverage for the front door and parking lot at the Family Center. The AC is still freezing up. This is the original unit. Michelle will obtain bids for replacement of unit. A motion was passed to accept Hoffmann Brothers bid for a 1 year maintenance plan. Michelle is working on obtaining bids for the monument lights which would include an analysis for all monuments. Michelle clarified the bid regarding the tuck pointing of the monuments. Motion was passed to accept Spear Construction bid, option #2, to remove and tuck point the entire monument. Michelle will obtain bids to have trees replaced in regards to the automobile accident which occurred. The board rejected the bid given by Top Care to replace the trees. Michelle is working on getting the web site updated as quickly as possible.

COMMUNICATION

The next newsletter will come out in November. Suggestions were made by the Board concerning the size of the headlines and the fonts used.

STAFF

Staff has nothing to report at this time.

POOL COMMITTEE

Midwest will test for additional leaks in pool before pool is closed for the season. The ladders need to be checked for safety and potential maintenance issues. Pool furniture needs to be included in the 2007 pool budget.

SOCIAL COMMITTEE

The midnight swim was a success. The two other events planned are the "Meet and Greet" for new residents and Donuts with Santa Claus.

LAKES LAW SUIT

The location for the settlement basin needed to be changed in the contract. Rock along the edges of the lakes would be a wise investment to avoid any further erosion. The vegetation on lake "A" will most likely need to be back hoed out.

ARCHITECTURAL

There is nothing new to report.

GROUNDS

It was noted that the new chainsaw is hard to start. The fall cleanup date is September 23rd with a rain date of September 30th. Trees need to be taken out and trimmed along the Blvd. Possibly might need to rent a u-haul trailer for the day. Trees along sidewalk on Blvd. need to be trimmed back. Michelle will obtain bids from Chuck and Tree-a-way for work. The chain link fence on the spillway on lake "C" needs to be repaired. There has been no trimming done around lake "C" at this point. It has only been mowed.

OLD BUSINESS

There is nothing new to report regarding new exercise equipment.

NEW BUSINESS

Michelle is obtaining bids for the remodeling of the Clubhouse. More details are needed concerning a pool picture ID of some type. Both will be discussed in detail at the budget meeting. Michelle will check with attorney regarding signs that are placed in resident's yards as they would relate to free speech. After discussion, it was decided that the snow-cone vendor that occasionally stops at the pool is simply another alternative for families to have a treat if they so choose. No action will be taken to be taken off his route. Board discussed future newsletter articles. The Board would like to offer the ladder left at the clubhouse to Chuck for his use.

MEETING ADJOURNED

The next meeting will be held September 25th, 2006 @ 7pm at the Clubhouse.