

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
AUGUST 27, 2007**

CALL TO ORDER

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

RESIDENTS COMMUNICATION

There were no residents present.

APPROVAL OF MINUTES

The minutes for the July 2007 Board meeting were approved as written.

FINANCIALS

Many liens are still outstanding. The Board discussed possible strategies for the collection of monies owed by residents to TCHOA. Michelle will check into the cost of sending out a letter generated by our attorney for collection purposes. After discussion, the Board will not pursue the obtaining of a debit card for small purchases. We will look into other resources for ordering supplies as they are needed.

DNI

Property inspection updates were sent out. The vandalism letter has been mailed to all TC residents. The reviews for staff members are in progress. The French doors in the lower level will be repaired next week. The alarm box in the kitchen of the Family Center has been reattached. The front of the Family Center has been power washed. At a resident's request, Pat and Michelle inspected the creek bed which runs behind the resident's property. There was nothing visible that would impede the water flow. Top Care will be contacted to verify that they are cutting as they would around any creek bed. Bids were obtained to power wash and clean out the trash enclosure area in the parking lot of the Family Center. The Board would like clarification on the bids and a motion was passed to approve the work from whoever could complete it in a timely manner. The budget meeting for the 2008 budget will be Tuesday, September 18th @ 7pm in the Family Center. All Trustees should send any budget ideas to Steve to be included in discussion during the meeting. The lakes will eventually need to be restocked when the dredging work is completed. Charlie will obtain information needed by the Conservation Department.

COMMUNICATIONS

There is nothing new to report at this time.

POOL

The Midnight Swim went well. Attendance was down this year but the weather did not cooperate early in the evening. The committee will be meeting with Christy to close the pool for the season.

ARCHITECTURAL

There is one fence application which is pending.

SOCIAL

The Fall Garage Sale event will be held on the 12th and 13th of October.

DREDGING

All work in regards to the dredging of the lakes should be completed in early October.

GROUNDS

The trees that overhang the sidewalk along the Blvd. need to be ripped out. There are 20+ trees that need to be removed throughout the subdivision. The seed that Magruder put down along the common ground surrounding Lake A has blown away.

OLD BUSINESS

The camera on the pool will be tightened. The permits are in for the building addition. The monument entranceway light should be fixed shortly. Chuck does not want to do any electrical work on the monuments. Steve and Ron will meet with Michelle and Tom in regards to some improvements that the Board would like to see reflected on the TC Web Site. The furniture in the lower level will be replaced instead of repaired.

NEW BUSINESS

A Resident from Little Oaks is interested in filling the term which is vacant due to Jeff Pollard's resignation from the Board. A motion was passed to accept Tony Bombard as the new Trustee for the village of Little Oaks.

Linda will obtain prices for new signage for the tennis courts and lakes. She will e-mail prices and info to trustees.

ADJOURNED TO CLOSED SESSION

NEXT MEETING: Monday, September 24th @ 7PM @ the TC Family Center.