

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
FEBRUARY 26TH @ 7PM**

CALL TO ORDER

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

RESIDENT COMMUNICATION

There were no residents present at the meeting.

MINUTES

The minutes from the January, 2007 trustee meeting were approved as written.

FINANCIALS

The financials are on target at this time and were approved as written.

DNI

The property checks have been updated. Assessments that are delinquent as of June, 2007 will be turned over for collections. New resident pool passes will be made this year. The pass will include a photo ID of the resident on the pass. The ID will help determine how many residents are accessing the pools and help with staffing needs. Will have specific weekend times for residents to come in to handle the processing with additional staff on hand as needed. Clubhouse renovations are almost complete. Work should be completed in 2 weeks. There will be a grand re-opening tentatively scheduled for April 1st from 12pm-5pm. The clubhouse party rules will be rewritten for the rental contract. The security cameras are operational, with better coverage of the trash receptacles. The kitchen door at the Clubhouse needs new weatherstripping. The results from the elections are complete, with current trustees all retaining their seat for an additional term on the board. The guidelines for ad placement on the TC website were discussed. A whole page ad will cost \$100.00, a 3/4 page will cost \$75.00, a 1/4 page will cost \$50.00 and a business card size ad will cost \$25.00. This is a monthly fee with a 10% discount for all residents of TC. There will continue to be "no charge" for garage sale ads. DNI will collect the fee for the ads. There will not be a babysitting list included on the web-site. Staff will secure the list in the office, available to TC residents only. Parents will need to sign a liability release form. There is a building addition meeting scheduled for February 28th @ 5:30pm at the Clubhouse. The pool company will be contacting Michelle by the end of March to begin planning the start-up of the 2007 pool season.

STAFF

There is nothing to report at this time.

NEWSLETTER

The newsletter will go out in April or the beginning of May. There will be no spring clean-up this year due to lack of participation from residents.

POOL COMMITTEE

The pool company will contact Michelle in March to begin the start-up process of the 2007 pool season. We will need to address the role of the lifeguards as it will pertain to the new pool passes.

ARCHITECTURAL

There are no pending architectural plans at this time.

SOCIAL COMMITTEE

There have been numerous calls to the Clubhouse in regards to the date of the spring garage sale. Kathy Criswell will follow up and get the planned date. United Volunteers will handle the "after sale" pick up as they did last year.

DREDGING REPORT

Work has begun on Lake A. The set up is very time consuming. They will be working 10-12 hours per day. Michelle will take photos to be included on the TC website so residents can monitor the progress.

GROUNDS

There is one dead and one broken tree due to the ice storm. Fertilizing has been done. Michelle will do the spring walk thru with Charlie and Janet. They will discuss the maintenance issues concerning the island cul-de-sacs and report back to the board. Monument landscaping will need to be addressed in the future. There are wagon wheels at the entrances to villages that are broken. Discussed the possibility of removing all of them with more discussion needed before a decision is made.

OLD BUSINESS

None.

NEW BUSINESS

Linda will get the history of TC from the elementary school and frame it to be displayed somewhere in the Clubhouse. Elections for new board officers will take place at the March meeting.

MOTION TO CLOSE

The next meeting will be held on Monday, March 26th, 2007 @ 7pm in the Clubhouse.