

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
JANUARY 22, 2007 @ 7PM**

**CALL TO ORDER**

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

**RESIDENT COMMUNICATION**

Jeff Yelich, a Little Oaks resident advised the Board that he would be running for City Council, representing Ward III.

**APPROVAL OF MINUTES**

With one mistake corrected, the minutes from the November, 2006 trustee meeting were approved.

**FINANCIALS**

A new line item will be added to the financials in order to separate the monies spent on the lake dredging project. The new phone system was installed in the Clubhouse office, but will need to be tested with the monitoring service before the existing phone service is cancelled. The office phone number will change as a result. The savings will be \$80.00 per month.

**SWIM TEAM**

Kathy O. reported that she will no longer be the President of the TC swim team. Kathy will be the Treasurer and will continue to be the liason to the Board. Chris Wine will head the team for the 2007 season. Swim team is searching for 2 families to step up to volunteer as set up/tear down chairpersons. The team would like to have speakers for swim meets. The Board would partner with the team on the expense. Ron will obtain a bid to have speakers installed. Swim team is not sure at this point about their participation in the Street Dance and what it will be. Kathy will check at their first meeting to see what the families are willing to volunteer to do.

## **DNI**

The Clubhouse renovation has begun. Michelle will be meeting with an auctioneer to determine the value of the items that will be sold. Construction agreement needs to be signed once Weaver provides some additional information.

The new addition will be discussed when the blue prints are available for viewing. Michelle will work with the architect on setting up a meeting. Weaver will need a code to enter the building. The Clubhouse will not be able to be used by residents unless staff is there due to safety concerns. Crack n' Crevice has been notified that cleaning is not needed during the renovation process. The furnace in the office is not working. Air Medics and Hoffman will bid on repairing it. The sheet metal work on the new furnace is still not acceptable. The gap is too wide for the filter. The owner of Air Medics will take care of the problem. Trustee nominations went out to all residents in the mail. There have been no nominations submitted at this point. The annual letter has been out for 1 week. The transfer fee that the bank had charged has been waived. Everything is going smoothly with Sun Security. Michelle is still working on obtaining a charge card to be used for small purchases.

## **STAFF**

Nothing to report.

## **POOL**

Nothing to report.

## **ARCHITECTURAL**

Nothing to report. There are no pending applications at this time.

## **SOCIAL**

The Clubhouse is closed for renovations. Will discuss at the next meeting a reception or open house to unveil the new and improved clubhouse to all residents.

## **LAKE DREDGING**

Work has been slow to start due to weather. Michelle will check on the status of the barges and Curt will be available to give an updated report at the next meeting.

## **GROUNDS**

Nothing new to report. Charlie and Janet worked with Select Tree along the BLVD. Chuck gave an incomplete bid on work to be done. Grounds committee will follow up to secure a complete bid for work needed. It was noted that a tree fell by Lake "C" between 2 villas. The tree has been cut up and hauled away. Michelle has received no correspondence regarding the matter and it is considered closed at this time.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

The monument lights @ Plum Grove are staying on all day. One transformer has been repaired and they are working on the second one. The monument @ Thornhill needs adjustment. Charlie will check on the status of ordering parts online for the lights. It was noted that a water line might be needed if the new fridge in the kitchen will have an ice-maker. More outlets are needed in the bar areas.

## **MOTION TO CLOSE**

The next meeting will be held on Monday, February 26th, 2007 @ 7pm.