

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
JULY 24, 2006**

**CALL TO ORDER**

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

**RESIDENT COMMUNICATION**

A resident, invited by a Ron, spoke regarding the Bates Road project and the impact it would have on 42 TC residents. He will report back to the board regarding any change in easements that the project manager will need to obtain. Michelle forwarded a request to the Trustees concerning a resident who would like pool privileges reinstated for his son. The board denied the request.

**APPROVAL OF MINUTES**

The minutes from the June 28<sup>th</sup> board meeting were approved as written.

**FINANCIAL/BUDGET**

Michelle will follow up with the board as to why monies were moved from the Sun Security Account. The budget looks good and expenses are in line thus far.

**DNI**

Property checks will go out tomorrow. The baby pool work has been completed. The invoices for the lights have come in and were reasonable. The interior pool lights still need repairs. Discussed options concerning the pool pump. Motion passed to rebuild the pump, repair lights, fuses will have rewired box with an on/off switch which will be grounded. Cost of work is \$7200.00.

Michelle will send out bids regarding the repairs of the monuments ASAP. Work should begin on the 2007 budget shortly. The locksmith will be out in the next couple of days to repair the tennis court lock. The web site is being worked on and should be up-to-date within 10 days. Discussed possibly adding additional security cameras to what is currently being used to obtain better coverage of key areas.

## **STAFF**

Staff requested, and the board approved, the purchase of a first aid kit to be kept in the Family Center for emergencies. The men's room fan in the Family Center needs to be replaced. Michelle will schedule repair with Chuck.

## **COMMUNICATION**

The newsletter will go to the printer tomorrow. The fall clean up will be added to the newsletter.

## **POOL**

Nothing to report

## **ARCHITECTURAL**

Nothing to report

## **SOCIAL**

Work is underway for the Midnight Swim event. Volunteers are needed. A reminder will be put on the Marquee as well as a plea for volunteers. Kathy has a contact for stump removal/grinding.

## **LAKES LAW SUIT**

Work will begin shortly. Details are being worked out in regards to the storage of the silt. Contractor discussed laying rock along the edges of the lakes, the cost of which was not included in the original bid. Nothing needs to be decided as of yet.

## **GROUNDS**

The visibility is much improved with the removal of many shrubs. The islands in the cul-de-sacs need better maintenance. That work needs to be incorporated into the next contract with our lawn care provider.

## **OLD BUSINESS**

Discussed checking into "Second Wind" exercise equipment resale shop as well as e-bay to obtain new machines for the weight room.

## **NEW BUSINESS**

Discussed the possibility of rescinding the use of alcohol at the pool. It was decided that the policy would remain unchanged. Michelle will check into the brush that is under the utility lines along Lake A. The utility company came through and cleared what was impeding the lines but did not pick up debris and residents are adding to it. Pool ladders in adult pool need to be replaced before the next pool season. Planters at pool need rock or mulch added to them. Discussed the possibility of children throwing rocks into the pool. Janet and Charlie will check into alternatives. Discussed the possibility of changing the way assessments are billed/paid. Will discuss further at the budget meeting.

## **MOTION TO CLOSE**

**NEXT MEETING:** Monday, July 28<sup>th</sup>, 2006.