

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
JULY 30, 2007**

CALL TO ORDER

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

RESIDENTS COMMUNICATION

There were no residents present.

CRACKS AND CREVICE

Steve wanted the Board's feedback concerning the quality of the cleaning services that are being provided since the Family Center renovation has been completed. The Board is concerned with the best way to maintain the wood flooring. Steve suggested that regular buffing will help with scuff marks. He will use a product to fill in scratches as they occur. He will check with the manufacturer of the flooring in order that any warranties will not be voided due to improper maintenance. Wood flooring upkeep is more time consuming and expensive than carpeting. Steve will submit bids for more thorough cleaning on a regular basis. Overall, the Board is happy with the cleaning service at this time.

APPROVAL OF MINUTES

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

FINANCIALS

The CD at Sun Security has matured. A motion passed to transfer \$600,000 out of the CD to be put into the money market account. Discussion concerning the debit card to be used for small purchases was tabled until more time could be spent finalizing the details for its use. The delinquencies have been sent to the attorney.

DNI

The property checks are complete. Michelle will send a letter to all TC residents concerning the vandalism that is occurring throughout the subdivision. The letter will be specific as to what residents can and should do to both deter and report vandalism. TC will prosecute those who participate in vandalism to the fullest extent of the law. A motion passed to send the letter via bulk mail at a cost of approximately \$400.00. The air conditioning has been repaired at the Family Center. The Family Center staff is currently in the process of being reviewed. The camera at the pool needs to be adjusted. The mirror has been replaced in the locker room. A resident from Nelson's Mill wants the creek to be cleaned out. The debris is coming from upstream. Michelle has contacted code enforcement for the city of O'Fallon and would like the resident present when she meets with them. The monument lighting at the west entrance is in the process of being repaired. There is a need to look at establishing a replacement program for the monument lights in the future. A motion passed for Ron to purchase a multi-function scanner/printer/fax machine for a purchase price of \$700.00. Ron will try to purchase it during the "tax free" period. The Board discussed issues concerning long term maintenance projects that various homeowners need to complete in a timely fashion. Michelle will be alert during her weekly inspections and letters will be sent. The Board discussed issues concerning compliance with indentures within TC subdivision. The TC web site has some content issues that Michelle will follow up with before the next meeting. Michelle will continue to work to have the broken furniture replaced and not repaired in the Family Center. There is a meeting scheduled with Weaver for August 13th. Michelle will get bids to repair/replace doors in the lower level of the Family Center, one of which will include a bid from a door company.

POOL

There have been numerous complaints at the Family Center concerning the roughness of the bottom of the baby pool. The pool vacuum is not working properly.

ARCHITECTURAL

There is nothing pending at this time.

SOCIAL

The Midnight Swim event is scheduled for August 24th, 2007. This will be a TC resident only event this year, with the information to be noted on the marquee as soon as possible.

LAKE DREDGING

The lakes are a little behind schedule at this time. There is progress on Lake "B". Work is continuing on a daily basis.

GROUNDS

The tree trimming along TC Blvd. has been completed. There has been no further action regarding the water jug vandalism issue. The police report has been received. There is no grass cutting at this time due to extreme heat and no rain. The grounds committee is working on their budget needs for next year.

OLD BUSINESS

The city of O'Fallon has sent the building permits needed for the new addition to the Family Center. Michelle will set a meeting with Weaver to discuss a start date for the project. The Sunrise Church parking variance letter has been completed. The letter will be given to Linda and she will forward it to the city of O'Fallon.

NEW BUSINESS

Curt received an e-mail from a resident about listing himself as a "resident realtor" on the web-site. He will forward the e-mail to Michelle for her input.

ADJOURNED TO CLOSED SESSION

NEXT MEETING: Monday, August 27th @ the TC Family Center @ 7PM.