

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
June 28th, 2006 7pm**

CALL TO ORDER

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

RESIDENT COMMUNICATION

There were no residents present.

APPROVAL OF MINUTES

The minutes from the May 22nd meeting were approved as written.

FINANCIAL/BUDGET

All unpaid assessments were sent to the Attorney on June 16, 2006.

DNI

Property checks were sent out. Chuck will pick up the debris that was dumped on common ground and the resident will be billed for services rendered. Pool chairs have been repaired. The lake railing has been cleaned and reattached. The light in the locker room has been replaced. Over 100 bushes have been removed from the Blvd. so far. There is a small leak in the baby pool. After discussion it was decided that a permanent rather than a temporary fix would be done. Bids are out for lighting repairs for the main pool. Insurance info is in Trustee mailboxes. The tuck pointing proposal has discrepancies in regards to different monuments-Michelle will follow up for clarification as to how rate was determined. We will not enter into any service agreement at this time for heating and air-conditioning. More bids

will be obtained for a new coil which is needed at this time. The staff/trustee security training will be postponed. The bid for Clubhouse renovation was received. Michelle will obtain more bids concerning monument lighting.

STAFF

The staff would like to see permanent professionally made signs secured on the dumpster area advising residents that it is illegal for them to dump trash there.

COMMUNICATIONS

Articles are being gathered and the newsletter is forthcoming.

POOL

Kathy O. thanked the Board on behalf of the swim team for the opportunity to chair the Street Dance. There was a \$1200.00 profit made. Swim team roster has been turned in to the Board. There are 130 swimmers on the roster. Kathy O. will forward an article regarding the swim team to Kathy C. for the newsletter. The IT person at DNI needs swim team info sent to him so that he can update the web site. Lifeguards need to be reminded to empty all trash cans every evening and to maintain the pump room in an orderly fashion.

A letter will be sent to two juvenile residents revoking their privileges for all amenities at TC. This will be in effect until further notice.

ARCHITECTURAL

There are some pending applications that need Trustee signatures on them.

SOCIAL COMMITTEE

Social committee is looking for volunteers for the Midnight Swim event which will be held on August 25th. Various options were discussed in

regards to a Halloween themed parade for residents. Michelle will check on obtaining a parade permit and inquiring on whether the road can be closed.

LAKE DREDGING

Work is a minimum of 6 months from beginning. Aquatic Control is having a difficult time maintaining the lakes.

GROUNDS

Work is ongoing in regards to the removal of shrubs through out the subdivision. The Cul-de-sacs need attention as Top Care is doing nothing to maintain them. Motion was passed for Charlie F. to purchase a trimmer and chainsaw not to exceed \$500.00. The flower beds at the pool need to be weeded. Kathy C. is working with a neighbor to obtain the name of someone who will grind stumps for a reasonable amount.

OLD BUSINESS

The newsletter will be mailed first class. The website needs to be updated on a timely basis. Minutes need to be put on the new website. The next Board meeting will be held at Delmar Gardens due to a swim meet scheduled for that evening at TC pool.

NEW BUSINESS

Per code enforcement, we as the TCHOA, have the authority to enter a resident's yard when necessary. The application concerning the re-zoning of the Church Site has been withdrawn. Linda volunteered to chair the Clubhouse redecoration committee. Michelle will contact Aquatic Control concerning the lakes.

ADJOURNMENT TO CLOSED SESSION

NEXT MEETING: Monday, June 24th @7pm @ Delmar Gardens