

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
JUNE 25, 2007**

CALL TO ORDER

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

RESIDENT'S COMMUNICATION

There were four residents who wished to be heard at the meeting.

A resident from Nelson's Mill was concerned with the storing of diesel fuel which is being used in the lake dredging project. The grass is very dry and high and there has been some fireworks being set off in that vicinity. Curt will contact Magruder regarding the concerns. The resident is very pleased with the lake dredging process.

A resident from Thornhill was upset over the trees that had to be taken due to the lake dredging. She is concerned about the impact that it will have on pond and wildlife now and in the future.

A resident from Plum Grove was seeking clarification about an incident which occurred at the pool with her son. The Trustees will discuss the matter in closed session and respond to the resident directly.

A resident from Thornhill was upset with the rock which surrounds the lake. He stated that it was both unattractive and industrial looking, and hampers access to the lake itself. He is fearful that someone will get hurt. The Trustees explained that the rock needs to be there in order that erosion does not occur. The resident will be permitted to bring in fill dirt so that his yard is as high as the rock.

APPROVAL OF MINUTES

With the correction of two typographical errors, the minutes from the May 2007 meeting were approved as written.

FINANCIALS

Anything outstanding on accounts over the sum of \$100.00 was sent to the attorney for collection purposes. Michelle will check on lawn mowing as it shows that we are currently over budget. The financials were approved as written.

DNI

The property inspection will be sent out ASAP. Michelle will obtain bids from other carriers to repair/replace the AC unit in the Family Center. The thermostats have been installed at the Family Center. Michelle will obtain a bid from Chuck to clear the creek bed at Nelson's Mill. There will be a sign on the outside dumpster alerting residents that the area is under 24 hour surveillance with cameras, and that dumping is not allowed. There is a new staff member at the Family Center office. She will be working the day shift. Reinhold Electric will repair the monument light at the school entrance. It was noted that the monuments are very costly to repair and they are vandalized frequently. The replacement of monument signage will be discussed at the budget meeting for next year. The website is being updated with new pictures of the renovated Family Center. The midnight swim event is scheduled for August 24, 2007. The pictures of all the accessories are now in catalog form at the Family Center office.

COMMUNICATIONS

The newsletter will go to the printer next week. The office staff will fold the newsletter and DNI will mail it out from their office.

POOL

The swipe box is now working at the pool. The umbrella has been repaired.

ARCHITECTURAL

There are two fence applications which need to be signed.

SOCIAL

There is nothing to report at this time.

LAKE DREDGING

The dredging will continue with lake "B" next. The lakes are too low for aquatic control to be able to effectively treat at this point. The chemicals being used are not hurting the fish. The conditions of the lakes make the process more costly. The odor coming from the lakes could be the algae when it is in the sunshine. There will be no more treatments on lake "B" at this point as the barge is in place.

Overall, comments have been very positive concerning the placement of the rock around lake "A". Curt will verify that the correct size rock was used along the shoreline.

GROUNDS

The tree trimming and bush trimming has begun. The cul-d-sacs will be done on the second pruning. An Oak Stream resident was inquiring about tree stumps being removed. Janet will check to verify that they are located on common ground. Chuck has finished dul-d-sac clean up and the re-seeding. Charlie passed out maps of TC subdivision. Janet wrote a letter concerning the recent vandalism that has been occurring. Dan has received complaints concerning the old

entranceway monuments that still bear our name. The Board will direct a letter to MODOT asking that the area be cleaned up.

OLD BUSINESS

The permits have been received for building addition. The contract has not been signed. The total cost is \$49,600.00. There was discussion concerning the timing of the construction with the pool season. Michelle will check to see when the building permit will expire and how we would request an extension, if necessary. Michelle will set up a meeting between Weaver and the building committee. Door replacements were not included in the bid.

The pool furniture was repaired.

NEW BUSINESS

It has been brought to the attention of a Trustee that real estate agents are misinforming clients that residents of Quail Hollow have pool privileges at TC pool. The lifeguards will notify the office if anyone comes by to use the pool. The trustees can e-mail Linda with any signage problems in their particular village and she will contact the city of O'Fallon on their behalf.

ADJOURNED TO CLOSED SESSION

NEXT MEETING: Monday, July 23rd @ the TC Family Center @ 7PM.