

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
MAY 22<sup>ND</sup>, 2006 7PM**

**CALL TO ORDER**

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

**CITY OF O'FALLON RECYCLING PROGRAM**

A representative spoke in regards to the benefits of recycling and what is being done in our community. A suggestion was made to possibly have an informational booth at the TC Street Dance.

**MIDWEST/WESTPORT POOL REPORT**

Chrissy V. reported from Midwest Pools that all pools are full, blue and clear and that they are now in the process of doing last minute clean up. Dave from Westport reported on the main pool having a three phase unit that should be replaced with a more efficient type of unit. Will gather info and present findings to Michelle.

**RESIDENT COMMUNICATION**

Councilmen Mr. Cantwell and Mr. Haman from Ward III spoke in reference to the potential rezoning of the "church lot" located in TC. A developer has shown interest in developing the site for condos. The process for rezoning property in O'Fallon was explained.

Residents from the village of Little Oaks were present to inquire about the dips that were recently installed in their Village. There was frustration as some residents felt that they were not informed as to how the decision was reached without their having any input. Some residents feel that the dips are too low, thus causing potential damage to their vehicles. Mr. Cantwell stated that the person who designed the dips no longer works for the City. They both told residents that they would notify them by flyer, to be delivered by them, if any further action would be done in their Village.

A resident from Lindenwood inquired as to whether or not Delmar Gardens has any responsibility to continue the fencing that they put up to buffer their property with TC. It is the Board's understanding at this time, that Delmar Gardens has replaced as much of the fence that they intended to.

## **APPROVAL OF MINUTES**

The minutes from the May 22<sup>nd</sup> meeting were approved as written.

## **FINANCIALS**

A motion was passed to approve the financials as they were written.

## **DNI**

After discussion, a motion was passed to use a credit card instead of a debit card for purchases with a \$500.00 maximum limit. Trustees will discuss who will have access to the card at a later date. The spring clean up 90 day report is out. Concrete work will begin this week at the pool. Pool furniture and locker room floors will be cleaned this week. Water fountain is to be turned on this week. Chuck will install new pool signs this week. Pool rules for 2006 season were given to Midwest Pools. The creek clean up is complete. Michelle is working on getting a bid to upgrade the pumping system for the pools. The new system can be installed without any interruption of pool use by residents. The Accurate Electric bill will be higher than anticipated due to problems found after work had begun. Boxes are not grounded properly. Tuck pointing options were discussed, with the consensus being that partial tuck pointing should be adequate.

## **INSURANCE**

Reviewed new insurance bid for TC. Discussed the various umbrella amounts and what type of insurance they provided us. The cost will be sent to the Trustees via e-mail.

## **SWIM TEAM**

The swim team would like to deliver the newsletter as a fundraiser. The closet in the lower level has been cleaned out. Registration for the 2006 season is now complete. No outsiders are enrolled or will be enrolled this season.

## **STAFF**

Nothing to report

## **ARCHITECTURAL**

There are two requests that need trustee signatures.

## **SOCIAL COMMITTEE**

Stacy has resigned as Chairperson of the committee. The next meeting is June 7<sup>th</sup>. It was decided that each event would need a chairperson before that event could be advertised to the residents.

## **LAKE UPDATE**

Work is still underway in securing a site in which to store the silt once it is removed from the lakes. Curt advised that we were, at minimum, three months away before work would begin. Aquatic Control is having increased difficulty in maintaining the lakes as a result of the silt.

## **GROUNDS**

Grasses have been planted in the new planters as well as Dwarf Spruces. The planters are a "work in progress." Spring trimming begins June 1<sup>st</sup>. Chuck will take out more junipers. There is a property owner who put an invisible pet fence up on common ground that needs to be removed immediately. A letter will be sent ASAP.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

Michelle will check into common ground access and what legal rights an easement gives us when accessing a resident's property. Bob Tucker has been retained to represent TC in regards to the church site rezoning issue. Janet will work on obtaining more letters and numbers for the marquee signs. Ron Bell will be available to answer any questions in regards to the new security system bid he obtained. Ron will do the trenching himself in order to keep the cost down. The next newsletter will go out in July.

## **ADJOURNMENT TO CLOSED SESSION**

**NEXT MEETING:** Wednesday, June 28<sup>th</sup>, 2006 @ 7pm at the Family Center. The meeting is being moved as there will be a swim meet on the fourth Monday of the month.

