

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
NOVEMBER 20, 2006 @ 7PM**

CALL TO ORDER

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

RESIDENT COMMUNICATION

There were no residents present.

APPROVAL OF MINUTES

With two corrections noted, the minutes from the October 23rd, 2006 trustee meeting were approved.

FINANCIALS

Lake work was going under "common ground" but will be listed as another line item named "lake renovations." Michelle will check with Sun Security to see if the charge for a wire transfer will be waived. Michelle will follow up with Air Medics as to why there is a gap where the furnace filter goes. A motion was passed to approve the financials.

DNI

The new pool cover for the adult pool was put on. The old cover will be used to secure the pool furniture. Michelle will obtain a bid from Air Medics for the repair of the fireplace as the pilot light will not stay lit. The Website has been fully updated with Michelle, Ron, and Maggie having limited access to make changes in some areas. We need to form a clubhouse renovation team to meet with designers in the early part of December. The

committee will consist of Linda, Charlie, Ron and Janet. The meeting is December 4th @ 6:30pm. Michelle presented information concerning the possible expansion of the Clubhouse. The city of O'Fallon requires a civil engineer for the job. We will need an architect for design purposes. Bids for the docks are still out. The bids are done primarily by square footage. The docks can be done while the lakes are being dredged. Michelle presented information concerning the pros and cons of installing fountains in the lakes. Both trenching and electrical work will need to be done. It was decided that more information is needed before any final decision is rendered. Charlie will check with the conservation department about pros vs. cons.

A motion was passed to accept Chuck's bid to remove the playground bench and to repair/replace play set poles. The cost of the repairs will go under line item "vandalism." The bid from Pool Professional Ind. came in and it was less than the bid from Midwest on all repairs. If the adult pool is painted on the bottom it will need to be repainted every 2 years. The first year that it is painted is the most expensive. To plaster the pool would be \$5500.00-\$5-6000.00. The painting and plastering would be purely cosmetic as the pool is in good repair. Michelle will get a firm bid to plaster the adult pool, with the board to revisit the subject in January. The motion to accept Pool Professional Ind. bid lines 1 thru 5 passed. The trustee election process is beginning. Michelle will be sending out letters. Curt, Steve, Linda and Janet are up for re-election. The annual assessment letter will go out after Christmas. Michelle is trying to reach Sun Security concerning the prospect of setting up a lock box. Steve will follow up as well. Staff will be present for Donuts with Santa from 8am-12pm. Steve will order new letters for the outside marquee.

COMMUNICATION

The newsletter will be dropped off at the printing company tomorrow.

STAFF

Nothing to report.

POOL

Nothing to report.

ARCHITECTURAL

Nothing to report.

SOCIAL

Maggie will work the Donuts with Santa event from 8am-12noon.

LAKE DREDGING

Work should begin shortly with the dredging of the first lake.

GROUNDS

There were 28 dead trees cut down. Top Care did not cut in July/August due to no growth. Will check on mow schedule vs. what was invoiced. The trees that were planted along Lake C are looking good.

CLUBHOUSE

Meeting scheduled for December 4th @ 6:30pm @ the Clubhouse.

NEW BUSINESS

A motion was passed to allow Maggie to purchase 10 strands of new white lights to be put on the Christmas tree.

The new access system was approved when the budget was approved.

MOTION TO CLOSE

The next Board meeting will be held on Monday, January 22nd, 2007 @7pm@ the TC Clubhouse.