

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
SEPTEMBER 18, 2006**

CALL TO ORDER

Those present included Michelle O.-DNI, Charlie Feller, Janet Bollinger, Curt Lenk, Pat O'Hearn, Steve Graham, Kathy Criswell, Ron Bell, Chuck McIntyre and Linda Jochimsen. Missing were Dan Duncan and Jeff Pollard.

RESIDENT COMMUNICATION

A resident suggested to the Board that industrial strength commercial trash cans be placed along the Blvd. to help alleviate the problem of trash being strewn about. The Board feels they would be vandalized too easily.

A resident from Little Oaks asked the Board if they were aware of any meetings planned concerning the dips that were recently installed. She informed the Board that the "counters" were in place but had no further information. The Board advised the resident that this was a city issue and that the Board did not initiate the dips being installed and that she should contact her alderman for any additional information.

APPROVAL OF MINUTES

With the correction of one grammatical error, the minutes from the August 28th meeting were approved.

FINANCIALS

Financials are in good standing. Michelle will check and report to the Board concerning interest that was deposited into the operating account. Financials will be looked at further at the upcoming budget meeting.

LAKE DREDGING REPORT

Representatives from Magruder Construction Co. were present to answer any questions concerning the contract for the lake dredging. Work for the project will be billed on a monthly basis. Questions concerning time frames for completion, odor control, original bank location, bank restoration, lake vegetation, the use of rock along the banks, easements, surveys, and fish population were all addressed. The Board signed the dredging contract and Magruder will begin work immediately. Further discussion is needed by the Board before the rock contract is signed. The Board will contact Magruder within a month with their decision as to how to proceed.

DNI

Property checks will be e-mailed next week. Michelle is obtaining bids for the adult pool lights and for the leak in the gasket to the back flow. The pool ladders will be repaired in the spring. Bids are being obtained for pool covers. Chuck will winterize the drinking fountain. The tuck pointing of all monuments will begin next week. Work can begin in regards to monument lighting when tuck pointing is complete. Hoffmann will evaluate the temperature in the weight room. Chuck will repair fence at spillway at lake "C". Chuck will also trim bushes and trees on sidewalk and Boulevard. He will remove the stump on the Boulevard as a result of the car accident. He will not be removing any dead vegetation. Dead vegetation will be a focus of Fall Clean-up Day. Tree trunks have been sprayed for removal. Crack and Crevice has submitted a bid for gutter and window cleaning. Michelle will also obtain a bid from Chuck as well. Michelle will check on the cost effectiveness of a product such as "gutter guard." Motion passed to have the carpets at the Family Center cleaned throughout. The Family Center may be rented on December 23rd and December 30th. The Design Team proposal was very high. Possibly a resident with design experience could volunteer their services. Monies will be allocated for renovation in the 2007 budget. The Board is not satisfied with the quality of the Web Site. The Board would like further explanation from DNI as to why information is not being updated in a timely manner. The Board would like to see the structure of the Web Site improved. They would like staff to have access to update events as they occur at TC. Discussed the possibility of putting "before" and "after" pictures of the lake restoration process on the site to keep residents informed of the progress being made.

STAFF

Nothing to report.

NEWSLETTER

The Newsletter will be published in November. The Trustee focus for this newsletter will be Curt Lenk, Chairman of the Board.

POOL

The pools will be completely closed as soon as the gasket repair issue is resolved. Chuck may take and store the new umbrella covers in a zip lock type tub for the winter. The invoice for the concrete work at the pool has not been paid yet because the forms have not been removed.

ARCHITECTURAL

One approval is awaiting Trustee signatures.

SOCIAL

The Garage Sale needs to be advertised on the marquee after the Fall Clean-Up Day is completed. Staff will work 10am-8pm the day of the sale. Flyers will be available at the Family Center for residents who would like United Volunteers to pick up garage sale leftovers. There are no Social Committee funds allotted for individual village block parties, but the grill may be used for block parties with prior Board approval.

GROUNDS

Janet and Charlie will map out the trees that need to be removed.

OLD BUSINESS

The displaying of particular signs falls under “freedom of religion” and it has been advised that any action to have them removed from resident’s property would not be acceptable.

NEW BUSINESS

Nothing to report.

MOTION TO CLOSE

The next meeting will be held on October 23rd, 2006 @ 7pm at the Clubhouse.