

**TWIN CHIMNEYS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
SEPTEMBER 24, 2007**

CALL TO ORDER

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

RESIDENTS COMMUNICATION

A Little Oaks resident was in attendance to observe a meeting.

APPROVAL OF MINUTES

With one clarification the minutes for the August 2007 Board meeting were approved as written.

FINANCIALS

Michelle will check on the mowing charges in regards to Top Care to see how many weeks were missed due to no rain. The financials were approved as written.

DNI

Property inspections will go out next week. Reviews for staff members have not been completed yet. There is some erosion near the Delmar Gardens construction site. According to Magruder all construction work is being completed within all code requirements. The retaining wall behind a home in Lindenwood which is in need of repair is the city of O'Fallon's responsibility. Michelle will ask Mark to meet with the city engineer to see if repair work can be completed as quickly as possible. The staging area that was used by Magruder for the lake dredging will be reseeded this fall. Michelle will stress to Magruder to reseed better on the final lake. Michelle presented bids for new fitness equipment. The Donuts with Santa is confirmed for December 8th at the Family Center.

POOL

A bid was obtained to sandblast and flatten out the pool bottom. The water fountain motor needs to be replaced. The restrooms need new shower curtains. The caulking around the deck needs to be replaced and the markings need to be redone. A bid was received by our pool company to complete the work needed. Michelle will do a cost comparison and present her findings to the Board at a later date.

ARCHITECTURAL

There is one application pending due to missing information from the resident. The resident is aware what needs to be presented before approval can be granted.

SOCIAL

The garage sale is set for the weekend of October 12th-13th. Residents will be able to obtain the paper needed if they would like United Volunteers to pick up after the sale at the Family Center. Staff will be working that day as there are parties both in the day and the evening. Donuts with Santa will be held on December 8th.

DREDGING

The dredging project should be completed by the end of October. There is approximately two more weeks of dredging left and then the rock will be installed.

GROUNDS

Michelle will check on the number of mowings that were skipped due to lack of rain. A bid was received to remove trees throughout the common grounds of the subdivision. The cost would be per day. The work should take several days. The bidder would like to attend the November Board meeting to explain a program that could potentially benefit the TC community. He sits on a committee that awards grant money to communities to replace trees and shrubs. He would be willing to help us apply for the grant. The grants are released in July of 2008. The Board would like to speak with him regarding the program. Michelle will arrange for him to attend a Board meeting.

OLD BUSINESS

The bids for the maintenance of the monuments are out and we are awaiting a reply. The French doors in the lower level are being replaced. The new tables for the Family Center lobby will be delivered next week. Michelle will check to see if the office chair that is broken will be replaced as well. Michelle will set up a meeting with Tom in regards to the TC Web Site. The Board is not impressed with the appearance of the web site and has questions that they would like to address pertaining to the contents of the site.

ADJOURNED TO CLOSED SESSION

NEXT MEETING: Monday, October 22nd, 2007 @ 7pm @ the TC Family Center.