

Twin Oaks Club Meeting Minutes

March 10, 2025

1. Attendance: Marie Neumann, Monica Meadows, David Monnier, Kathy Newkirk, Mike Zumbrun, Majd Watson, and Dennis Dininger
2. Minutes from February 10, 2024 are posted to the website
3. Committee Reports
 - a. Communications from the past month
 - i. Facebook page postings:
 - Electrician recommendations
 - Downsizing workshop notice
 - Handyman recommendations
 - Garage sale interest
 - ii. Website: minutes from February 2024 posted; lawn and snow contract information were updated
 - b. Social: No activity
 - c. Maintenance:
 - i. Lighting for clubhouse and mounds:
 - Two poles with light and AES pole tags on clubhouse grounds – Dennis submitted maintenance request for poles 240-1 and 255 423-A; verified that we are paying \$46/month for the two lights/poles.
 - Submitted a general inquiry for lighting the entrance signs
 - ii. Brownsburg Landscape request submitted for:
 - a. Clubhouse landscaping
 - b. Mulch for mounds and clubhouse
 - c. Mound(s) landscaping
 - d. Grading and seeding old pool area
 - iii. Speedway Lawn Maintenance hired for cutting, weeding, and fertilizing common areas
4. Unfinished Business
 - a. Playground, main set:
 - i. Parts are delayed until later this week; we will need to unload and store until installation
 - ii. NVB Playgrounds will be installing soon afterward.
 - b. Pool demolition: We are now searching for contractor to fill baby pool, filter area, and pool drains with concrete
5. New Business
 - a. Board of Directors:
 - i. Corporate Transparency Act (CTA): new notice from our lawyers, "Board members of Indiana homeowners associations and condominium associations no longer are required to file "Beneficial Owner Interest" reports with the Treasury Department's Financial Crimes Enforcement Network ("FinCEN").

- ii. Still have one board seat empty; soon to be two board seats as board member Mike Dininger is expected to sell house and move from Twin Oaks (thereby, no longer an owner)
 - Next opportunity for a vote on the seven director positions by the membership is during our October meeting
 - Per the By-Laws, the directors can fill these seats by appointment between the October annual meetings
 - In October 2025, three director seats will be up for vote by membership (Directors serve two-year terms that overlap)
 - b. Capital Projects to pursue:
 - i. Pickleball court(s): ~\$35k per court; Dennis to send Monica copies of the pickleball court quotes that we obtained last year
 - ii. Swing set – will get advice from installers of playset parts (NVB Playgrounds)
- 6. Treasurer Report:
 - a. Bank Balance: \$13,854.71 Money Market: \$89,709.74; Total: \$103,564.45
 - b. Due collected so far in 2025: \$32,466
 - c. 10 accounts are in collections with Eads & Murray; 1 of the 10 accounts are in foreclosure proceedings; two additional accounts are recommended for foreclosure
 - d. Casey-Bertram (\$33k paid) and A1 Construction (\$2.1k paid)
 - e. Payments to make: Playground Install (\$4.4k);
 - f. Financial books were submitted to our accountant (Note: 2024 is the last year for our accountant – we need to find a new one).