

Twin Oaks Club Meeting Minutes

August 11, 2025

1. Attendance: Reggie Atkins, Patty Reeves, Mike Zumbrun, Dawn Zumbrun, Monica Meadows, Majd Watson, and Dennis Dininger
2. Minutes from July 7th meeting were posted to the website
3. Committee Reports
 - a. Communications from the past month
 - i. Facebook page postings:
 - Realtor solicitation for homes outside of Twin Oaks
 - Hello shoutout
 - Found cats – looking for their home
 - Two new member requests: one is Reggie, the other was denied
 - ii. Website: minutes from July 2025 posted
 - b. Social: Neighborhood Clean-up Day
 - i. Clean-up event is scheduled for September 13th from 9am to 1pm
 - ii. KIB reserved a dumpster for us. Dumpster will be placed at the southeast corner of the parking lot (same as last time). Likely will be dropped off by DPW on the Thursday or Friday prior and picked up the following Monday.
 - iii. Majd will coordinate refreshments for the day, a light breakfast, and also a lunch as a social event after the clean-up event.
 - iv. Prioritized list of clean-up/work items
 - Wash down walls and windows in clubhouse
 - General trash pickup throughout the neighborhood, especially the Common Property areas
 - Remove dead weeds from concrete/asphalt areas at the clubhouse area and the entrance mounds
 - Mulch around bushes at clubhouse, playground, and entrances
 - Paint wooden supports for lighting at entrance signs
 - Remove dead limbs from trees and bushes at the clubhouse and the other Common Properties
 - v. Being that the mulch job requires ordering the mulch in bulk and the commitment of several people to move into place, we will use Facebook Events to sign people up for this work item before the mulch is ordered
 - c. Maintenance:
 - i. Grading and seeding of old pool site have begun by Nielsen; work to include the installation of a water spicket
 - ii. Speedway Lawn Maintenance is willing to keep the area along Dellwood Creek cut back this fall, so we do not have to address this area for the neighborhood work day
 - iii. McCammons Irish Market (nursery) visited on Friday, August 1st. They are evaluating options for the entrances, clubhouse entrance, clubhouse front, and

playground areas. Meeting scheduled for Friday, August 22nd at 11am in order to present options for us to consider.

- iv. There is a large limb that extends into the roadway at 34th and Eagle Creek Parkway; although we have the strip of land mowed where the tree is growing, the tree is not part of the Common Property. Maybe the city will trim – Dennis to put request into the Mayors Action Center due to having to work in the roadway.
- v. Issues regarding Speedway Lawn Maintenance contract
 - The weeds are really bad on the playground. Cameron was to spray with weedkiller again, but there is no sign of the weeds browning as of yet. Dennis to contact him on this.
 - Hedges need to be trimmed. Dennis to contact him on this.
 - Dennis will ask Cameron to assist on the neighborhood work day with a truck/trailer to gather the trimmings and dead limbs and take to the dumpster

4. Unfinished Business

- a. Lighting of entrance signs: west entrance is now in place – seems to work well; we will pursue with similar solar lighting at the east entrance
- b. Zane Thomas of Indiana Farm Insurance submitted a request for quote to his underwriters for FHA claim protection (no update)
- c. Board of Directors: one board seat open

5. New Business

- a. Accounting Firm Hire: Comer Nowling is engaged; Mike will send the requested actual 2024 tax returns to Comer Nowling
- b. October budget meeting; setting of dues
 - i. Dennis and Mike need to project cash flows at level of existing dues
 - ii. Cash flows need to be compared to capital project initiatives and a timeline created
- c. Capital Projects to pursue:
 - i. Pickleball court(s): ~\$35k per court and annual maintenance?
 - ii. Swing set – will need to replace – collecting ideas (e.g. climbing sets)
 - Climbers: geometric (\$20k-\$50k)
 - Rocker animals: riders & spinners (0-\$5k)
 - Dennis will request that Neilsen remove the swing set
 - iii. Shelter for BBQs/Picnics: Canvas for clubhouse area? Permanent structure on the eastside (laminated wood)?
 - iv. Community Garden – proposal last month was to use the old pool area site; however, the board does not want a garden area so close to the roadway; discussed using the tennis court area after potential removal.

6. Treasurer Report:

- a. Bank Balance: \$18,687; Money Market: \$109,106; Total: \$127,845
- b. Dues collected so far in 2025: \$69,989
- c. 43 residents have not paid 2025 dues as of yet; 22 owe more than \$900 (this number includes the accounts in collections below)
- d. Collections update:
 - i. Ten accounts are in collections

- ii. Total owed to Twin Oaks Club by these accounts: \$16,544 (these members owe an additional \$11,463 in attorney and court costs).
- iii. Three accounts in Lien Foreclosure process
 - One account offered to pay 65%; offer was declined
 - One account has had the foreclosure documents served to the home
 - Pursuing a Sheriff's Sale on one lien foreclosure account: owner is now wanting to arrange payments