

# Twin Oaks Club Meeting Minutes

May 12, 2025

1. Attendance: Patty Reeves, Mike Zumbrun, Majd Watson, and Dennis Dininger
2. Minutes from April 14, 2024 are posted to the website
3. Committee Reports
  - a. Communications from the past month
    - i. Facebook page postings:
      - Recycling pickups
      - Hit and run on a parked car located on Azalea Drive
      - Old Arby's – now an African restaurant
    - ii. Website: minutes from April 2024 posted
  - b. Social: No activity
  - c. Maintenance:
    - i. Two quotes expected for grading and seeding of old pool site
      - One verbal quote for \$6,000 (still pursuing written quote)
      - One more quote still expected
    - ii. Need list of maintenance items for a neighborhood work day
4. Unfinished Business
  - a. Lightting of entrance signs: need bracket for new solar light: Dennis to contact David Monnier who offered his friend's assistance to weld a bracket for a light.
  - b. Baby pool and shed pit now filled with concrete: can repurpose spaces
    - i. Patio area can be now opened up for renters of the clubhouse – may need more seating
    - ii. Shed can now be reorganized
5. New Business
  - a. Board of Directors:
    - i. Reporting requirements under the CTA no longer apply to U.S. entities meaning that we no longer are required to file the "Beneficial Owner Interest" report with Treasury
    - ii. Eads & Murray Spring Dinner
      - Fishers Rental Ordinance explained
      - Neighbor to Neighbor disputes and the FHA HUD guidelines of 2016 – checking with Indiana Farm Bureau Insurance on protection from claims
  - b. Capital Projects to pursue:
    - i. Pickleball court(s): ~\$35k per court
    - ii. Swing set – will need to replace – collecting ideas (e.g. climbing sets)
    - iii. Water faucet to outside of clubhouse and/or shed
  - c. Spring Neighborhood Cleanup Day
    - i. KIB dumpsters are not available until July
    - ii. Neighbor inquired about a dumpster: if enough interest by neighbors before July, can rent one from Republic or Waste Management (need to be careful of additional "overweight" charges)

- iii. Brainstormed a preliminary work list:
  - Shed reorganization and cleanup
  - Dead limb removal on common areas
  - Pull weeds on mounds and along Dellwood Creek
  - Mulch around bushes at clubhouse, playground, and entrances
- iv. Potential weekends: July 12, 19, or 26

6. Treasurer Report:

- a. Bank Balance: \$28,231.69; Money Market: \$100,222.07; Total: \$128,453.76
- b. Due collected so far in 2025: \$60,707
- c. 57 residents have not paid 2025 dues as of yet
- d. Tula Concrete and NVB Playgrounds are fully paid
- e. Collections update:
  - i. Moving forward with two additional lien foreclosure suits (this will total three open suits)
  - ii. Moving forward with an additional lien
  - iii. Pursuing wage garnishment with four members
  - iv. One member making payments through collections (Eads & Murray)
  - v. Total owed to Twin Oaks Club by ten owners in collections: \$14,167.56 (these members owe an additional \$8,292.02 in attorney and court costs).