

Twin Oaks Club Meeting Minutes

June 09, 2025

1. Attendance: Patty Reeves, Dawn Zumbrun, Monica Meadows, and Dennis Dininger
2. Minutes from May 12, 2025 are posted to the website
3. Committee Reports
 - a. Communications from the past month
 - i. Facebook page postings:
 - Member requests to join, some not listed as owners or renters
 - Dumpster rental: Cost to rent dumpster posted; July neighborhood cleanup, including a dumpster from KIB, being planned
 - Potholes at corner of Foxfire and Shadowbrook Drive: suggestion to make a request for repair at <https://request.indy.gov/citizen/home>
 - Minutes of meetings posted to website:
<https://twinoaksindy3.wixsite.com/home/minutes-of-board-meetings>
 - ii. Website: minutes from May 2025 posted
 - b. Social: No activity; however, planning a July neighborhood cleanup for July 19th (requested dumpster from KIB for the weekend; no rentals planned as of yet)
 - c. Maintenance:
 - i. Two quotes received for grading and seeding of old pool site
 - One verbal quote for \$6,000
 - Written quote from Neilsen at \$4,775 is being pursued
 - Will need to install water spicket in order to germinate new seed
 - We want to grade so that children can play soccer
 - ii. List of maintenance items for the next neighborhood work day
 - General trash pickup
 - Remove dead weeds from concrete/asphalt areas
 - Remove dead limbs from trees and bushes
 - Dispose of unneeded items in shed and reorganize
 - Wash down walls and windows in clubhouse
 - Pull weeds on mounds and along Dellwood Creek
 - Mulch around bushes at clubhouse, playground, and entrances
4. Unfinished Business
 - a. Lightting of entrance signs: need bracket for new solar light: Dennis still needs to contact David Monnier who offered his friend's assistance to weld a bracket for a light.
 - b. Zane Thomas of Indiana Farm Insurance submitted a request for quote to his underwriters for FHA claim protection
 - c. Board of Directors: one board seat open
5. New Business
 - a. Accounting Firm Hire: Comer Nowling, recommended by Eads & Murray due to their service to HOA's
 - i. Example engagement letter

- ii. Preparation of taxes: \$325 for 1120-H returns (\$500 for 1120 returns)
 - iii. Also offers audits, reviews, and Business Tangible Personal Property returns
 - b. Offer from RSi Consultants on a Reserve Study for \$3,300 (Erik Roberston, RS, President)
 - i. Identification of all assets and inventory
 - ii. Life assessments and replacement cost estimates
 - iii. Long-term spending plan and related reserve funding plan
 - c. Capital Projects to pursue:
 - i. Pickleball court(s): ~\$35k per court
 - ii. Swing set – will need to replace – collecting ideas (e.g. climbing sets)
 - Climbers
 - Rocker animals
 - Discussed options similar to those at Speedway parks from
 - a. PlayLsi: <https://www.playlsi.com/>
 - b. PlayPros: <https://www.playpros.com/> - PlayPros also features shelters, adult fitness/game sets, and surface tiles, coatings, and rubber mulch
 - iii. Water spicket to outside of clubhouse and/or shed
- 6. Treasurer Report:
 - a. Bank Balance: \$29,355; Money Market: \$100,511; Total: \$129,866
 - b. Due collected so far in 2025: \$62,722
 - c. 56 residents have not paid 2025 dues as of yet
 - d. Collections update:
 - i. Total owed to Twin Oaks Club by ten owners in collections: \$16,944 (these members owe an additional \$9,365 in attorney and court costs).
 - ii. We will pursue a Sheriff's Sale on one lien foreclosure account