

Twin Oaks Club Meeting Minutes

April 14, 2025

1. Attendance: Patty Reeves, Monica Meadows, Mike Zumbrun, Majd Watson, and Dennis Dininger
2. Minutes from March 10, 2025 are posted to the website
3. Committee Reports
 - a. Communications from the past month
 - i. Facebook page postings:
 - House fire family on Azalea concerns & help information
 - Easter Egg Hunt idea
 - Hit and run to a car
 - Found cat
 - Free bikes
 - ii. Website: minutes from March 2024 posted
 - b. Social: there was some interest in an Easter Egg Hunt; however, no one volunteered to lead
 - c. Maintenance:
 - i. Lighting for clubhouse parking lot repaired by AES
 - ii. Two quotes expected for grading and seeding of old pool site
 - iii. Need water spigot(s) for watering grounds (especially to grow new seed)
 - May be able to combine services with Citizens Water and add spigot to storage shed (old pump house) or may have to serve off of second meter (for old pool)
 - Plumbing contractor to be consulted
 - iv. We will pursue a maintenance contract for the playground equipment
4. Unfinished Business
 - a. Playground, main set: parts installed
 - b. Pool demolition: work to fill in baby pool and filter pit with concrete to start later this week
5. New Business
 - a. Board of Directors: vote to accept Majd Watson as board member
 - b. Capital Projects to pursue:
 - i. Pickleball court(s)
 - Quotes from last year indicate ~\$35k per court
 - Recent discussion with Core Concrete indicated savings of using the old slab for the basketball court (outside of the fence area)
 - ii. Swing set – will need to replace
 - Installation contractors indicated that the design of the swing set will always be a problem – a new foundation is the current solution for the existing set which is about as expensive as a new set
 - Discussed removing the swing set and adding climbing sets which may be of better use of the area
 - Dennis to send links to board members of some playset vendors

- c. New accounting firm: being that our current accountant is retiring, we have a recommendation from our law firm for a new firm that specializes in HOAs: CPA firm of Comer & Nowling (www.comernowling.com); Dennis to contact them.
6. Treasurer Report:
- a. Bank Balance: \$43,780.45; Money Market: \$89,709.74; Total: \$133,490.19
 - b. Mike to move about \$20k from the checking to money market account
 - c. Due collected so far in 2025: \$57,598
 - d. 62 residents have not paid 2025 dues as of yet
 - e. 10 accounts are in collections with Eads & Murray; 1 of the 10 accounts are in foreclosure proceedings
 - f. Payments to make: Playground Install (\$4.4k); Concrete fill ((\$3.7k)
 - g. Taxes filed by accountant. Will be getting 2024 filings and historical documents soon as this was her last filing for Twin Oaks.