

Twin Oaks Club Meeting Minutes

July 07, 2025

1. Attendance: Patty Reeves, Mike Zumbrun, Dawn Zumbrun, Monica Meadows, Majd Watson, Margaret Beymer, and Dennis Dininger
2. Minutes from June 9th meeting were posted to the website
3. Committee Reports
 - a. Communications from the past month
 - i. Facebook page postings:
 - Inquiry as to interest in a garage sale: weekend of July 18&19
 - One member request
 - ii. Website: minutes from May 2025 posted
 - b. Social: Dumpster for a July neighborhood cleanup is not available; next opportunity is the month of September; Dennis will request a dumpster from KIB for September 13th; Majd will work on refreshments and/or lunch for a social event
 - c. Maintenance:
 - i. Grading and seeding of old pool site: working with Nielson; obtaining quote for installation of a water spicket
 - ii. List of maintenance items for the next neighborhood work day (list from last meeting)
 - 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. Lighting of entrance signs: David (and his friend) suggested a wooden support
 - 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, recommended by Eads & Murray due to their service to HOA's: we are ready to hire this firm; Dennis to reach out to initiate an engagement letter
 - b. Offer from RSi Consultants on a Reserve Study for \$3,300 (Erik Roberston, RS, President); we will table this activity for now; however, an overall plan for the clubhouse area is needed
 - 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: geometric (\$20k-\$50k)
 - Rocker animals: riders & spinners (0-\$5k)
 - 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; design services; Dennis will submit a request for a complimentary site visit
 - iii. Water spicket to outside of clubhouse and/or shed
 - iv. Shelter for BBQs/Picnics: Canvas for clubhouse area? Permanent structure on the eastside (laminated wood)?
 - v. Community Garden? – suggestion by Margaret Beymer (Mayor's Garden 25'x25'); issues to address
 - City permits
 - Insurance
 - Soil testing
6. Treasurer Report:
- a. Bank Balance: \$20,168; Money Market: \$108,792; Total: \$128,960
 - b. Dues collected so far in 2025: \$64,961
 - c. 51 residents have not paid 2025 dues as of yet; 23 owe more than \$900
 - d. Collections update: to be updated later (when Eads sends report on the 10th)
 - i. Total owed to Twin Oaks Club by ten owners in collections: \$?? (these members owe an additional \$?? in attorney and court costs).
 - ii. Pursuing a Sheriff's Sale on one lien foreclosure account