

# Twin Oaks Club Meeting Minutes

February 10, 2025

1. Attendance: Dawn Zumbrun, Mike Zumbrun, Patty Reeves, Monica Meadows, Mike Dininger, Milvern Miller, Nicole Owen, and Dennis Dininger
2. Minutes from December 09, 2024 are posted to the website
3. Committee Reports
  - a. Communications from the past month
    - i. Facebook page postings:
      - Lost cat
      - Sadness for pool closing/filling
      - SWAT team activity in Twin Oaks II
      - Miss delivered mail
      - Dick Merritt funeral arrangements
      - Relator workshop
      - Posting of January 2025 newsletter
      - Snow Removal
      - Man opening mail boxes
      - Coyote siting
      - Stray dogs
      - Pool demo expenses and contractor/HOA relationship
      - HOA board meeting times and purpose
    - ii. Website: posted newsletter, minutes from December 2024, and changed snow & lawn contractor information; removed pool information page
  - b. Social: No activity
  - c. Maintenance:
    - i. New snow removal contractor: A1 Construction (Turf Trees and Home Land Care Management contract cancelled due to nonperformance).
    - ii. Lighting for clubhouse and mounds
      - Two poles with light and AES pole tags on clubhouse grounds – Dennis to call AES (Pole by parking lot is 240-1)
      - Dennis will ask AES about lighting for entrance mounds
    - iii. Landscaping for mounds and playground; Dennis will contact landscaper(s) for the following:
      - a. Clubhouse landscaping
      - b. Mulch for mounds and clubhouse
      - c. Mound(s) landscaping
      - d. Grading and seeding old pool area
4. Unfinished Business
  - a. Playground, main set:
    - i. Parts are delayed due to red snake climber; now expected to be delivered at the end of February 2025; we will need to unload and store until installation

- ii. NVB Playgrounds will be installing end of February or first of March.
  - b. Pool demolition:
    - i. Casey-Bertram finished demo work and filling the pool to rough grade
    - ii. Casey-Bertram also hired to remove filters and piping from pump shack (removing pump and motor was part of the original contract). Pit was filled with sand to within 4-6" of top to allow a concrete pour
    - iii. Casey-Bertram to be out one more time to remove remaining fencing posts
    - iv. Next steps:
      - Hire contractor to fill in baby pool and filter pit with concrete; quotes will be requested from among these suggestions
        - a. Core Concrete
        - b. Tula Concrete
        - c. Hoosier Concrete (HCC Services, Inc.)
        - d. IMI
        - e. Beaver Materials
        - f. Sparinlos
      - Hire contractor to grade old pool area, add top soil, and seed with grass – Dennis to add this to landscaping contractor discussions
5. New Business
- a. Board of Directors:
    - i. Corporate Transparency Act (CTA): from our lawyers, "As of January 24, 2025, there is no duty for Board members of Indiana homeowners associations and condominium associations to file Beneficial Ownership Interest (BOI) reports with the Treasury Department's Financial Crimes Enforcement Network (FinCEN)."; no update since this notice.
  - b. Capital Projects to pursue:
    - i. Pickleball court(s)
      - Quote last year from Freije Paving, Inc.
      - Town of Speedway, using rubber surface that may be suitable and less expensive than concrete
    - ii. Swing set – will get advice from installers of playset parts (NVB Playgrounds)
6. Treasurer Report:
- a. Bank Balance: \$42,562.43 Money Market: \$88,476.37; Total: \$131,038.80
  - b. Due collected so far in 2025: \$19,227
  - c. 12 accounts are in collections with Eads & Murray; 1 of the 12 accounts are in foreclosure proceedings
  - d. Payments to make: Casey-Bertram (\$23k+\$9.5k), Playground Install (\$4.4k)
7. Neighbor Issues
- a. Potholes:
    - i. Neighbors have been contacting the Mayor's Action Center to request repair of potholes
    - ii. Noted that Twin Oaks streets and courts have never been paved; past president reported that City-County Councilor Crista Carlino (District 11) stated that Twin Oaks

neighborhood is on the list for paving; however, it is not the neighborhood in the worst shape (and the city prioritizes based on road condition).

- b. Unmaintained homes: the HOA has no power over homes that are not maintained; the city has a process for these properties under Request Indy at <https://request.indy.gov/citizen/home>