



2024

# Newsletter

**Welcome New Members (December 2023):** Please welcome the newest members of Twin Lakes; Lots 1555, 1557-Cassie Donaldson and lots 302, 304, 306 Kyle Ellis and Casey Keck. Welcome Home!

**BUNCO:** Bunco will be on January 11th at the Clubhouse starting at 7:00 p.m. Come Join us for a great time with food, fun, and friendship. Bring \$5 and a snack.



**Restaurant:** The Twin Lakes Restaurant is open and ready to serve you. Please check their Facebook page for specials and updates.



**Street Signs:** We need your input! The Community Action Committee is working diligently on providing the park with new street signs. There are two options being presented at the January Board Meeting. The first option is a red (or other color) metal sign affixed to a square wooden post with a solar light on top and the second option is a new version of the wooden signs made to look traditional with the same post/light option. Final cost information will be provided at the next meeting. We value your opinion in this matter, so in order to express your choice, please let a Board Member know or call the office.

**Friendly Reminder:** As a member of Twin Lakes Sports Club you are responsible for your actions and guest(s) actions in the park. This includes all of the amenities that the Club has to offer. Please be mindful of your fellow Twin Lakers and your responsibility as a member.

**Happy New Year:** With each New Year comes a sense of renewal. Renewal of hope, renewal of goals, and renewal of inspiration. As you reflect on the past year and look forward to the one ahead please think of Twin Lakes and how truly fortunate we all are to be a part of something so wonderful and bigger than each of us as individuals. May 2024 bring you all many blessings!

**Holiday Mailboxes:** Don't forget to go by the pavilion area and grab your holiday cards. The mailboxes will be removed until next Christmas soon!

Hi Stockholders!

Happy New Year! I always reflect and work on my business and personal goals in December so I can hit the ground running in January. It is the halfway point in our fiscal year and although I think we have done quite a bit I am trying to decide what I want to get done over the next 6 months. Time marches on and before you know it, we will be at the annual stockholders meeting and we will be seating another new board.

I really want to repair and improve our lakes so that they are beautiful, and we have good fishing too like I am told it used to be. It is my opinion that improvement to the lakes adds a lot of value to our quality of life out here at Twin Lakes. It must be a top priority to get them in good shape. I have been talking to lots of contractors, calling the county extension office, colleges, grounds keepers, and even gotten a few preliminary bids. I hope to be able to have an intelligent conversation with some possible recommendations by the January or February board meetings. In the meantime, Daniel Coker has offered to try an old method that looks promising.

I am asking each Director to come up with a detailed plan on what they would like to see accomplished in their area by the end of this term, and what is required to make that happen. I am also planning to meet with Troy, the maintenance committee, and officers as I would like to see a comprehensive maintenance plan that includes improving the roads, keeping the park mowed and maintained as well as implementing some of the ideas that our capital improvements committee have come up with.

One of the improvements we are excited about implementing is new road signs. Jerri James has taken the lead on this and has done a terrific job. She has found someone to make metal road signs and has even proposed putting a solar light on top of each post. I am getting bids on replacing all of our signs with the more traditional wood signs like we have always had as a comparison. While I am more in favor of the "state park" looking wooden signs like we have had in the past, I am just one stockholder and this is more about what the community wants. The wood requires more maintenance but would give the park a more unique, family, community feel while the metal would be more modern and last longer. Cost is not as big an issue as Jerri has been raising money and as I understand has about 25% already raised. We will be voting on this at the upcoming board meeting so contact your Directors to make your preference known!!!!

We also need to look at a continuity plan for each Directors area for sure. As all of us age we need to make sure we replace ourselves with people to take over when we can't or don't want to continue doing what we have been doing for so long for Twin Lakes. While I have not served nearly as long as some of you, each Director and Officer should want to make it easier on whomever follows them.

I am looking forward to the future with optimism and hope for a Twin Lakes that retains *the special family quality* we have, and a Twin Lakes that is *Financially Solvent Forever, without the oil money*. I believe as a community; we can make that happen. I am still looking for ideas and solutions on exactly how and best to move forward for all.

Most importantly please pray for us, all of Twin Lakes, and the world. Mark

# January 2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 New Year's Day	2	3	4	5	6
7	8	9 TLFD Meeting 7:00 p.m.	10	11 Bunco 7:00 p.m.	12	13
14	15 Martin Luther King Jr. Day	16	17	18 Booster Club Meeting 6:30 p.m.	19 Board Meeting 7:00 p.m.	20
21	22	23	24	25	26	27
28	29	30	31 			



# *Twin Lakes Memorial Chapel*

Words of Love in 2024

Something we HAVE to understand in this New Year

Romans 13

Vs 8 "Let no debt remain outstanding, except the continuing debt to love one another, for he who loves his fellowman has fulfilled the law."

How do you define the word "love"? Do you think that love is what you see on TV news and gossip shows when the latest cultural icons are madly in "love"...for about three months until they meet someone different. That is lust. Do you think "love" is that feeling you have for that special girl with the special smile that gives you goose bumps when she looks your way? That is passion, it will come and go. Do you think "love" is when you are in a relationship and you love someone, as long as they meet your needs and "love" you in return? That is self-gratification.

Paul talks of loving our neighbor as a debt, because we will always be in debt to Christ for the love He has bestowed upon us.. How do we define this biblical "love"? Well, how is it that we love ourselves? We see that we are fed and not hungry; clothed and not naked; we have a roof over our head instead of homeless; we try not to be cheated or injured by the world; we honor our God ordained relationships like marriage and parenthood.

These are ways to "love" our fellowman. You say you you don't have anything to offer...time is the greatest gift of all.

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Again, repeating verse 8: "Owe no one anything, except to love each other ...."

For the Twin Lakes Chapel this is Pastor Sheldon Tucker

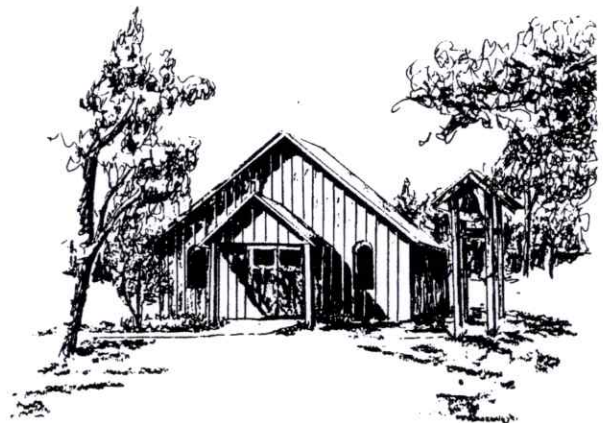
*Twin Lakes Memorial Chapel*

Sunday Morning

Fellowship – 10:30

Worship Service – 11:00

Children's Church – 11:00



Minutes of the Board of Directors  
Twin Lakes Sports Club  
Meeting Date: November 17, 2023

Call to Order: A regular meeting of the Twin Lakes Board of Directors was held in the Community Center on **November 17, 2023**. The meeting convened at 7:00pm. President, Mark Hiatt, presided with Scarlet Miller as Secretary.

**Flag Salute:** All

**Prayer:** Scarlet Miller

P Helen Allbright  
P Brooks DeMunbrun  
P Mark Hiatt  
E Jerri James  
E Nick Sharp

P Denice Baldwin  
P Nanci Donaldson  
P Brendan Horn  
E Troy James  
P Jessica Smith

E Chris Buck  
P Mike Gilliam  
P Daniel Ingram  
P Scarlet Miller  
P Larry Ziegler

Roll Call (P=Present, E=Excused, U=Unexcused) Motion to Approve Roll Call: Moved: Helen Allbright Second: Denice Baldwin  
**Carried Unanimous**

**Approval of minutes:** Minutes of the Regular Board of Directors Meeting and held **October 20, 2023** sent via email to the members of the board prior to meeting. Moved: Denice Baldwin Second: Helen Allbright **Carried Unanimous**

**President's Comments:** The restaurant is open and they are working out the kinks. The Reverse Osmosis system was moved and DEQ took water sample. A form will be submitted to exclude the Chapel and Office from their regular monitoring. I am so proud of all that have pitched in and helped me with learning everything. I had no idea how much people do around here. Even with all the differences and challenges, it's a great place to live and the people are just wonderful!!

**Motion to Enter Executive Session 1:** Moved: Brooks DeMunbrun Second: Daniel Ingram **Carried Unanimous**

**Lot Lease Transfers, Additions or Changes – Membership Committee**

- ◆ Lots 110,111,113,115 Daniel & Marjorie Ingram adding son, Adam Ingram – New Member – **Tabled (Meet 11-24 @ 10am)**
- ◆ Lots 117 Kenneth & Karla Coker financing Dayton & Samantha (Ingram) Dowell – 2 New Members - **Approved**

**Motion to Exit Executive Session:** Moved: Brooks DeMunbrun Second: Daniel Ingram **Carried Unanimous**

**NEW Business:**

1. Convert bus stop building to a secure package delivery area. Discussion included logistics and safety. No motion made.

**OLD Business:**

1. Ratify BOD email vote to spend up to \$2000 for paint to have a volunteer paint maintenance shed. Motion: Brendan Horn 2<sup>nd</sup>: Brooks DeMunbrun **Carried Unanimous**
2. Pepin Road: 6-7 board members met and Nick had the time and machinery to get it done that day. This was a landlocked member and a decision was made to use the West half of 1741 to give access from the South going to Dawson's house. Motion to accept the committee's decision: Mike Gilliam Second: Helen Allbright **Carried Unanimous**

**COMMITTEE REPORTS** – See Separate Sheet Emailed

Fire Department Report: If building a fire at the river, please make sure it is completely out. Embers can still be burning under the sand. TL has an agreement with Miller EMS but there have been some issues with the past couple of runs. If a member has an emergency and calls 911, they need to ask the person to make sure and to dispatch TL Fire Department. Volunteers have attended many trainings recently and have many more coming up including, nut not limited to, extended rope course (rappeling), Fire 2, Hazmat Awareness, and Hazmat Ops.

Booster Club Report-Basketball court: several locations being discussed- looking at spring timeline for any movement.

**Other:** Mark mentioned the possibility of setting up a committee for Site Planning which could keep track of proposed activity and make a map. Further discussion as time allows.

**Motion to Enter Executive Session 2:** Moved: Brendan Horn Second: Daniel Ingram **Carried Unanimous**

**Lot Lease Transfers, Additions or Changes – Membership Committee**

- ◆ Lot 1733 Vickie Maynard/Debbie Morse– **Association Lot Offer To Purchase-Denied**

- ◆ Lot 1735 Tom Stafford/Sara Rehder – **Association Lot Offer To Purchase-Denied**
- ◆ Lot 1838 Tom Stafford/Sara Rehder – **Association Lot Offer To Purchase-Denied**

**Building Permits**

- ◆ NONE

**Agenda Requests/Special Invitations:**

- ◆ LD & Sue Redelsberger, Lot 1843 Boundary Issue: Stake marking the far NW corner is what was used years ago. Traffic from the new road is currently coming down and using Redelsberger's yard to turn around. Committee of 4 BOD members to meet Saturday afternoon to take a look.

**Motion to Exit Executive Session 2:** Moved: Brendan Horn Second: Denice Baldwin **Carried** Unanimous

Motion to Adjourn made by: Denice Baldwin Second: Daniel Ingram **Carried** Unanimous

The meeting was adjourned at 9:36 pm.

**Minutes of the Board of Directors**  
**Special Meeting**  
**Twin Lakes Sports Club**  
**Meeting Date: November 24, 2023**

Call to Order: A special meeting of the Twin Lakes Board of Directors was held in the Community Center on **November 24, 2023**. The meeting convened at 10:00am. President, Mark Hiatt, presided with Scarlet Miller as Secretary.

**Flag Salute:** N/A

**Prayer:** N/A

   P Helen Allbright  
   Brooks DeMunbrun  
   P Mark Hiatt  
   Jerri James  
   P Nick Sharp

   P Denice Baldwin  
   Nanci Donaldson  
   Brendan Horn  
   P Troy James  
   P Jessica Smith

   P Chris Buck  
   P Mike Gilliam  
   P Daniel Ingram  
   P Scarlet Miller  
   P Larry Ziegler

Roll Call (P=Present, E=Excused, U=Unexcused) Motion to Approve Roll Call: Moved: Nick Sharp Second: Larry Ziegler

**President's Comments:** Information was provided at the regular meeting on the 17<sup>th</sup> and still applies.

**NEW Business:**

1.

**OLD Business:**

1.

**COMMITTEE REPORTS** – See Separate Sheet Emailed –

**Other:**

**Motion to Enter Executive Session:** Moved: Daniel Ingram Second: Larry Ziegler

**Lot Lease Transfers, Additions or Changes – Membership Committee**

♦ Lots 110,111,113,115 Daniel & Marjorie Ingram adding son, Adam Ingram – **Add to Lease - Passed**

**Building Permits**

♦ NONE

**Agenda Requests/Special Invitations:**

♦ None

**Motion to Exit Executive Session:** Moved: Larry Ziegler Second: Helen Allbright

Motion to Adjourn made by: Larry Ziegler Second: Troy James

The meeting was adjourned at 10:03 am.

As normal these highlights are from open session only and unofficial. My intent is help provide information to members shortly after monthly meeting.

Meeting opened at 7:00 PM with flag salute and prayer. Thirteen of fifteen board members present.

President's comments:

Reason for the season, be thankful for TL and the people who make it happen. Committees need to get reports together ahead of time even if it is a one liner.

Entered Executive Session 1 & 2

Exit Executive Session 1 & 2

Christmas bonus discussed to provide four \$300.00 and one \$150.00 bonus. Vote to approve 11 yes, 2 abstained.

Four new members approved, and two lease transactions approved. One building permit issued.

Discussion concerning lake levels and options. Per Mark the need a lot of work. Mark is thinking of OSU Extension come look at them. Possibility of a solar powered well, no decision, member offer to scoop out west lake bottom using their own time and equipment board did not object.

New street signs discussed no decision. Site planning committee will keep track of proposed activity.

One member was approved to use association equipment by a previous board. Another member has offered to volunteer. Use of association equipment creates liability concern. Offer is under discussion.

There will be no counter offers for lots 1733, 1735, and 1838. Raccoon Road will be extended south to give a member access to their lot. Lots 1733 & 1735 will offer as a pair only. Disclaimer form is under revision. Ruling documents will be reviewed to help determine revision.

Chapel and Fire Department hosting Christmas Dinner cost has gone up. Motion for association too approve \$500.00 of \$600.00 additional cost for dinner. One donation of \$100.00 was given.

Two water samples need to be taken and delivered to DEQ. Volunteer will take to DEQ.

Restaurant sales are down, and they need help. Motion made to wave 2 % fee from Nov-Feb and operators portion of utilities from for Jan and Feb. Restaurant will pay @250.00 per month as agreed in lease. Board will re-assess in February.

Meeting adjourned. Next meeting January 19, 2024 at 7:00 PM in Community Center. All members are welcome to attend.

Comments welcomed.

Larry Ziegler BOD



If you are interested in an available property or listing your lease with the office, please reach out to us. There are very limited properties available. Also, Twin Lakes rarely has multiple lot sections for lease.

Lot Lease Committee: Please contact the office if you would like us to put your information in the upcoming newsletter.

**PROPERTY LISTINGS BY TWIN LAKES**  
**Please contact the office at 405-969-2577**

- ❖ **429 Murphy**-\$5000.00
- ❖ **1559-(s1/2) Turkey Trail**-\$4000.00
- ❖ **1733/1735 Quail Trail**-\$10000.00

*Twin Lakes Sports Club Association is not a real estate agent; therefore, are released from any and all liability arising from the sale or purchase of these properties. Buyers will be responsible for any and all inspections including septic, well, etc.*

*All properties are sold "AS IS". Single lots will need additional types of approvals.*

**PROPERTY LISTINGS BY OWNER**

Please contact the listed owners or for additional information contact the office at 405-969-2577

- |   |  |              |
|---|--|--------------|
| ❖ <b>1553, 1610 Turkey Trail</b> - 1 Bedroom, 1 Bath Central H&A, Covered Carport       | <u>Call Mike</u>                               | 405-308-2795 |
| ❖ <b>463 e1/2, 465, 467 n1/2, 364 se1/4 Lemon</b> - available lots with outbuildings    | <u>Call/Text Nita</u>                          | 580-716-3441 |
| ❖ <b>163 Mockingbird</b> -1bd, 1ba, loft, stand-alone sheds/garage, hot tub, greenhouse | <u>Call/Text Mike</u>                          | 405-315-3481 |
| ❖ <b>215, 217 Squirrel</b> – 1 bedroom, 1 bath  | <u>Call Patricia</u>                           | 405-514-5357 |
| ❖ <b>1403, 1405 Whippoorwill</b> – 2 lots, 3 buildings as is                            | <u>Call Charlene</u>                           | 405-834-6961 |
| ❖ <b>132, 134 Mockingbird</b> – 2 unimproved lots                                       | <u>Call Mary</u> 405-881-9744 or <u>Kristi</u> | 405-595-7073 |