

Wz lq  
Odnhv  
Vsruw Fœe

July 

2024

# Newsletter

---

**Annual Stockholders Meeting:** The meeting this year will be held on Sunday, July 14<sup>th</sup>. Please plan on attending if you can. Registration will begin at noon and close at 1:45pm with the meeting starting promptly at 2:00pm. The amount of time spent at the meeting will be reduced if you come prepared. This meeting will be conducted in a civil and polite manner. A meal will be available at the Restaurant.

**Office Holiday Closure:** The office will be closed July 4, 5, 6 with on-call availability. Contact telephone numbers will be posted on the office door in case you have need of official business emergencies.

**Storm Shelter Registry:** The Twin Lakes Fire Department is compiling a list of homes with storm shelters and where they are located. In the event of a weather emergency, it is imperative TLFDD has this information to help insure all are able to exit their shelter safely. Please know that this information is for **fire department and office use only**. A table will be setup at the Annual Stockholders Meeting on July 14<sup>th</sup> for you to provide this information. You can also reach out to Kelli Adams via call or text at 405-274-1291, also email at: [kelli.a.adams@gmail.com](mailto:kelli.a.adams@gmail.com). Thank you for continuing to help make and keep our community safe!!

**Welcome New Members:** Please welcome our newest members (June 2024). Alex Polzin of Lot 239.

**SAFETY CORNER:** A monthly reminder of some of the rules that are important for the safety of our community.

**Construction:** All building of any structures, including fences and delivery of portable buildings, need prior approval by the Board of Directors. A Building Plan or Lot Improvement Form must be submitted 10 days before the monthly meeting.

**Fire Protection:** All lot Lessees shall keep their lot mowed or otherwise free from grass, brush, or trash that could create a fire hazard.

**Sanitation:** Lessees shall dispose of household garbage by hauling to the designated trash dumpsters located East of the office. There is a fine for anyone caught disposing of furniture, appliances or any other items of this type and nature.

**Still Taking Applications:** Twin Lakes Sports Club Association is looking to hire a seasonal maintenance employee to mow, weed eat, and handle any other maintenance tasks that arise. This position is seasonal with potential for an extension. Please call 405-969-2577 or come by the office in person to apply.

**Twin Lakes Volunteer Fire Department – EMERGENCY NUMBER is 911**

# *Twin Lakes Memorial Chapel*

“Though you have not seen Him, you love Him; and even though you do not see Him now, you believe in Him and are filled with an inexpressible and glorious joy.” - 1 Peter 1:8

Where Does the Conviction to Follow Christ Come From?

“I wish I had a Jesus emoji!”

That’s truly how I feel most days. He’s the reason for my upbeat messages and saying to folks, who tell me, 20 times a day, to “have a good day!” “I always do!” The reason I get up in the dark and seek Him in the quiet of my morning drive to work with my warm cup of, Jocille made, coffee. My belief blossoms into a wonderful, friendship of saving faith. “Though you have not seen him, you love him...” God’s love requires faith, and faith is so much deeper than what we can see or understand. Faith gives feet to trust in what God has planned for our lives. Not being able to see God ...not being able to witness Jesus’ miracles ...doesn’t make Him any less real. Whether we believe or not, He is still in control of the universe, still sitting at the right hand of God, and loving us with a perfect love that we are incapable of understanding. What causes us to love God though we’ve never met? He is in us! The moment we accept Jesus He seals us as His and the Spirit dwells in us from that day forward. It’s a love that we don’t have to see, feel, or hear. It’s a love we know. A love we believe. A Cross we point to. “...and though you do not see Him now, you believe in Him...” We don’t see Him now, but there is something in us from the very beginning that seeks Him. That seeks God’s presence. That seeks to abide with our Father, our Creator, and His Son. And once the Spirit begins to move in our hearts ...our lives are never the same. We can’t go back. We know too much. “...and are filled with an inexpressible and glorious joy.” Inexpressible. That accurately describes the feeling of being saved from ourselves and this world. Inexpressible. God spoke to me through a portion of these words and thoughts from a friend. I pray they speak to you as well.

For the Twin Lakes Chapel, this is Pastor Sheldon Tucker

For I am not ashamed of the Gospel of Christ!

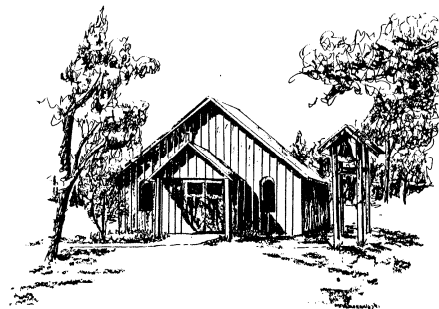
*Twin Lakes Memorial Chapel*

Sunday Morning

Fellowship – 10:30

Worship Service – 11:00

Children’s Church – 11:00



**It's time for VBS!**



**Twin Lakes Chapel  
July 29th - Aug 1st 2024**

**6:00PM- 8:00PM  
Dinner 5:30PM**

**Pool Kickoff July 28th 6:00PM**

**Register at**

**<https://twin-lakes.mycokesburyvbs.com>**



# TWIN LAKES INDEPENDENCE DAY SCHEDULE

JULY 6TH 2024

CONCESSION/FOOD TRUCKS

3:00PM

LAWN MOWER RACES-FD FIELD

8:30 REGISTRATION

9:00 RACE BEGINS

ANYTHING THAT FLOATS-POND

09:30AM REGISTRATION

10:00AM RACE BEGINS

TURTLE RACES-PAVILLION AREA

10:30AM REGISTRATION

11:00AM RACE BEGINS

POOL GAMES/WATERMELON DIVE

3:15PM REGISTRATION BEGINS

3:30PM GAMES BEGIN

INFLATABLES-CHAPEL PARKING LOT

5:00PM-7:00PM

FIREHOUSE BUCKET RACE

ANNUAL FREE HOTDOGS

DUNK TANK-PAVILLION AREA

KARAOKE-NEAR LAKE

DOG PAGEANT FUNDRAISER-PAVILLION AREA

6:30PM REGISTRATION

PAGEANT 7:00PM \$5.00 PER DOG

PARADE-IN FRONT OF CHAPEL

7:45PM LINE UP

8:00PM PARADE BEGINS

OUTDOOR CLASSIC GAMES-POND AREA

WHILE AWAITING FIREWORKS

FIREWORKS AT DUSK

**MAKE IT FLOAT**

# Anything That Floats Race

4th Annual  
ANYTHING THAT FLOATS RACE

KAYAKS, CANOES, TUBES, RAFTS, OR ANYTHING HOMEMADE WELCOME

JULY 6th ON THE LAKES - REGISTRATION 9:30AM

# ANNUAL TWIN LAKES LAWN MOWER RACE

JULY 6th 2024  
REGISTRATION 08:30 AM  
RACE BEGINS 09:00AM

TWIN LAKES ANNUAL

# INDEPENDENCE DAY PARADE

JULY 6th -LINE UP AT 7:45

DECORATE YOUR ATV/SIDE BY SIDE FOR PRIZES AND BRAGGING RIGHTS

# ANNUAL WATER MELON MELON DIVE

REGISTRATION 3:15  
JULY 6th

AND POOL GAMES-ALL AGES

Slow & Steady

# WINS

The Race

Twin Lakes Turtle Races  
7/6/2024  
10:00  
REGISTRATION CLUBHOUSE

**Minutes of the Board of Directors**  
**Twin Lakes Sports Club**  
**Meeting Date: May 17, 2024**

Call to Order: A regular meeting of the Twin Lakes Board of Directors was held in the Community Center on **May 17, 2024**. 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  
P Nick Sharp

P Denice Baldwin  
P Nanci Donaldson  
E 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: Brooks DeMunbrun Second: Denice Baldwin **Carried** Unanimous

**Approval of minutes:** Minutes of the Regular Board of Directors Meeting held **April 19, 2024** sent via email to the members of the board prior to meeting: Motion Denice Baldwin Second: Helen Allbright **Carried** Unanimous

**President's Comments:** We need to move in the right direction regarding financial stewardship. Oil well production is down. Let's think ahead proactively and look at expenses and ways to increase income. Look long-term at making TL better and what that will take moving forward. Our balance sheet in Sept of 2023 was \$304K and today it is \$366K. However, we need to be cognizant and prepared in case a major downturn in our economy happens.

**Motion to Enter Executive Session 1:** Motion Helen Allbright Second: Brooks DeMunbrun **Carried** Unanimous

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

- ◆ Lots 107e2,109 Steve or Tabettha Aragona selling to Sheri Owen – **Passed**
- ◆ Lots 138s2, 239 John or Stacey Foster adding daughter, Andrea Polzin – **Passed**

**Motion to Exit Executive Session 1:** Motion Mark Hiatt Second: Denice Baldwin **Carried** Unanimous

**NEW Business:**

1. None

**OLD Business:**

1. Lakes Project Discussion: Continuing with research on different options to improve our lake habitat including, but not limited to, raising the tin horn between the lakes so that each lakes gets deeper (deeper means cooler and less evaporation), bid for repair of windmill/pump of \$6000, bids on drilling new wells (one is \$5000), renting long reach backhoe, work on banks, etc. Exploring different options to hopefully present at the upcoming Stockholder's meeting.
2. Motion to approve BOD email vote of Jana Dalrymple Building Permit – **Passed** – Majority vote of YES by 8 Board Members. Motion to ratify email vote: Mark Hiatt Second: Daniel Ingram **Passed** – 1 abstained

**COMMITTEE REPORTS:** See Separate Sheet Emailed – Maintenance needs to mow office, chapel, memorial, restaurant, pool, park every week. We need volunteers to help with awning. The septic and water needs be working. R&R reminder that 4-wheelers need flags. A new section in the newsletter, Safety Corner, will have reminders of rules that need attention. Secretary/Treasurer discussed several possible ways to increase revenue to offset decreasing oil production and rise in costs.

**Other:** Member spoke about how even a minimal 5% increase in assessments has caused a huge difference in cost between the primary and secondary lots over the years. If we come up with programs or projects, then people/community will step and support them. Another member stated they thought that Omer was doing a good job and that TL needs to carefully consider any approval of FFA animals due to responsible care required.

Building Permit for new well at Lots 1200,1202 approved by BOD email 5-14-24 by majority vote of YES by 11 Board Members. Motion to ratify email vote: Mark Hiatt Second: Helen Allbright **Passed**

**Motion to Enter Executive Session 2:** Motion Helen Allbright Second: Brooks DeMunbrun **Carried** Unanimous

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

- ◆ Lot 1551 Charles Attaway, Kenneth Coker, Steve and Bonita Attaway selling to Mark Armour – **Passed** Contingent on Seller submission of completed Single Lot Disclaimer.

- ◆ Lot 146e2 Larry Thorp, Tyler and Alexandra Nehrer selling to the Brand Family Revocable Trust – **Passed** Contingent on all parties signing disclosure that no lateral lines are present on ½ lot.
- ◆ Lots 151,153 Quit Claim from Nicholas or Kristy Sharp releasing interest to Nathan Warden – **Passed**
- ◆ Lots 151,153 Nathan Warden adding Nathan Warden Revocable Living Trust to Lease – **Passed**

**Building Permits**

- ◆ None

**Agenda Requests/Special Invitations:**

- ◆ Rachelle Buck – FFA area – Multiple elementary and junior high students want to show. Will look at best area to use since electricity and water are needed.
- ◆ Chance Duncan – Fine Discussion
- ◆ Mike & Leah Wells – Collections – Minimum paid

**Motion to Exit Executive Session 2:** Motion Daniel Ingram Second: Brooks DeMunbrun **Carried** Unanimous

Motion to adjourn: Daniel Ingram Second: Jessica Smith **Carried** Unanimous

Meeting Adjourned: 10:12 PM

## June 2024 Board Meeting Notes

Meeting opened at 7:00 PM with flag salute and prayer.

Board member roll call 10 of 15 members present (2 open seats). Three members excused. Roll call approved.

May meeting minutes approved.

### President Comments

Preparing for annual stockholders meeting. There are two open boards seats currently. One seat has 13 months remaining. Board decided to not fill this seat. This seat will be filled by shareholders vote along with other seats available in July.

Enter and exited executive sessions 1 & 2.

One new member approved. One temp resident approved. Offer for lot 133 including membership tabled. Two leases will be changed to properly reflect leaseholders status, approved.

Reviewed six (6) proposals for annual meeting. Employment application tabled. Approved increasing pool operators pay to \$13.00 per hour. Aerobic system discussion.

Lengthy discussion concerning restaurant and lease. Board voted to require leaseholder to follow conditions of lease.

Approval of email vote for building permit. Approved four additional building permits.

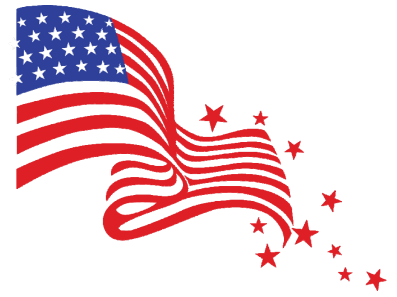
Meeting adjourned 10:43 PM.

Next monthly board meeting July 19, 2024 at 7:00 PM in Community Center.

Reminder, the above notes are from my open session notes only and are not official minutes.

Larry Ziegler BOD member  
[405-969-2043](tel:405-969-2043)





# July 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
				4 <sup>th</sup> of July!! 	Informational Sessions-6pm Mark Hiatt Clubhouse	July 4 <sup>th</sup> Festivities
7	8	9	10	11	12	13
Informational Sessions-4pm Mark Hiatt Clubhouse		TLF Meeting 7:00 pm				Stockholder Volunteer Briefing 5pm
14	15	16	17	18	19	20
Annual Stockholders Meeting 2pm				Booster Club Meeting 6:30 pm	Board Meeting 7:00 pm	
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Happy Anniversary Twin Lakes Stockholders!

In June 1964 the Beatles came to America, Cassius Clay became Muhammad Ali, Rocky and Bullwinkle's last episode aired, and Twin Lakes Sports Club was incorporated. 60 years of bliss if you ask me. I recently reread the History of Twin Lakes compiled & written by Larry Ziegler as well as a version written by Everett Murphy. It was very interesting learning about how our community was formed & all the ups & downs we've been through. While I love history, I know we must learn from it, or we are destined to repeat it. I prefer to look towards the future. ***I am hopeful that most of you are with me in planning for the next 60 years...***

What kind of community do we want 60 years from now? I know our founding fathers wanted a place dedicated to the sports of hunting & fishing, & the propagation of family values.

My first month serving as your President I said, "My whole focus is to get Twin Lakes to a position of *"Financial Solvency Forever"*, without the oil money". I have been trying to figure out the best way to do just that. Do we commercialize Twin Lakes in some way? Maybe we move the restaurant outside the gate so we can charge market rates and open a general store? Maybe we allow people to do Airbnb's and we get a cut? Maybe we do day passes for the river? Etc., etc., etc.

Then I looked at what the added traffic would do to our already crumbling infrastructure and its impact on our resources. I also still had in my head that we needed to improve the lakes somehow & started researching the associated costs with any such big project like that. Don't forget most of us love the peace & quiet of Twin Lakes & don't want too many added people destroying that.

I have a business background & when I first looked at this, I thought it would be easy to replace the oil money if we just treated Twin Lakes more like a business & created income streams from the resources we have. In theory, that is true, but I have come to the conclusion that this is a BIG endeavor, especially if we want *to keep that special family quality*, what I have come to know and love as ***"The Heart of Twin Lakes"***.

I believe we can find solutions that improve the financials & don't destroy what we all love about this place! The starting point is to pass the assessment proposals that you will be getting or have already received for the upcoming stockholders meeting. One of them is an increase when a property is bought or sold for *New Members only*, another is an increase on *secondary lots only*, and the last creates a special assessment when the river assessment ends specifically to be used for capital improvements & the beautification of Twin Lakes.

**YOU, the stockholders ultimately make this decision and can pass 1, 2, or 3, as well as all or none.** ***It is my belief that these are necessary to secure the financial solvency of Twin Lakes for the next 60 years & beyond!*** These proposals reward the long-term Twin Lakers & moves secondary lots up to only half of primary lots as they were originally. If all pass, it will shore up our financials for both the short & long term as well as develop a fund to be used for capital improvements & beautification without stressing our day-to-day or our rainy-day funds. I believe this would make any *commercialization of Twin Lakes unnecessary* from a financial perspective.

*On Friday 7/5/24 at 6pm and Sunday 7/7/24 at 4pm, I am going to be available at the Clubhouse to talk about these things as well as answer questions about the restaurant and maintenance. A lot of misinformation is being passed around & I want to make sure you have the facts.*

As always, please pray for us, all of Twin Lakes, and the world. Mark

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-\$10,000.00

*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>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 |
| ❖ <b>1830, 1832 East Lake Dr</b> , 2 bd,2ba, FP,1 car gar, 1064 sq ft, built 2023, \$150K | <u>Call Linda</u>                              | 405-420-2135 |
| ❖ <b>300 Thunderbird</b> – 1 bedroom, 1 bath, corner lot(Pending)                         | <u>Call Don</u>                                | 580-278-9686 |