

Twin
Lakes
Sports
Club



Newsletter

Stockholders Meeting Results: The meeting this year was held on Sunday, July 14th. Welcome to the new Directors voted in at the meeting! They are: Kelli Adams, Jamie Green and Mark Reed with incumbents Mike Gilliam, Mark Hiatt and Nick Sharp. Twin Lakes looks forward to the positive impact your involvement will have on our community. Thank you so much to the past director, Helen Allbright, who held steady and helped guide Twin Lakes with integrity and dogged commitment!! Your love for the community was evident in your time spent on the Board. The proposal results are in another part of this newsletter.

Twin Lakes Veterans: A heartfelt thank you and shout out to Tyler Nehrer for repairing the Veterans Wall !!

Booster Club: Volunteers are needed all year round!! They do such a great job of organizing events for the members and their families and raising money for the things our community needs. Please consider volunteering to help make it all a success and attend the monthly meeting on the 3rd Thursday at 6:30pm. Officers will be voted in this month.

Shout Out: Thank you, Paul Cummins, for the time and effort in helping the community by trimming the small branches which hang over the roads.

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

Safety: Speed limit for "motor vehicles" driven on streets and roads in the Twin Lakes area is 15 miles per hour and caution should be taken at all times. Any person caught damaging the roads or Twin Lakes property (doing donuts, cutting the roads, spinning tires, etc.), deliberately or otherwise will be fined a minimum of \$100.00. No fireworks, of any type, will be discharged on Twin Lakes property by a Lessee or their guest.

Swimming Pool: Only members of Twin Lakes Sports Club, their family and guests may use the Swimming Pool facilities. Guests must be accompanied by the Leaseholder.

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. Before constructing any fence, approval of the Board of Directors must be obtained as to type and height. In no case shall a fence be permitted that would detract from the beauty of the area.

Restaurant Inquiries Wanted: If you have any ideas or interest in working in the café or operating it, reach out to us. Please call 405-969-2577 or come by the office in person and let us know.

Storm Damage: Members that do not live here full-time, please check on your property for possible damage and downed trees from storms.

Calendar Updates: We've decided to include dates of Oklahoma festivals and events that you might be interested in attending. Please take a look at a more comprehensive list at www.travelok.com. Oklahoma has so much going on!!

Twin Lakes Volunteer Fire Department – EMERGENCY NUMBER is 911

Hi Stockholders!

Another stockholders meeting has come and gone, and as they say, “the beat goes on.” Maybe a few of you remember the 1979 song by The Whisperers.

I have been really struggling with what to write in my letter this month. I am not a very good letter writer and generally spend about 10 hours putting this together believe it or not. I have asked people what they think, and they tell me they didn’t read it because it was too long. Really, it was one page and would only take you 3-5 minutes to read it? Is anyone even out there, lol?

I am also trying to figure out where to put which board member for all the many tasks *that have to be done* at Twin Lakes. I have been told that “I don’t want to do this, or that” or “I won’t chair that committee”. My favorite is “just put me wherever is the least involved.” While I totally understand, I also know that 15 people have been elected to do the business of Twin Lakes not just 3 or 4. I also know that family and peoples physical and mental health should always come first! This is a tough thing all the way around and I so much appreciate those of you who committed to serve our community.

While the oil revenues have gone down and people buy up the lots next to them converting primary lots (\$60 month) to secondary lots (\$18 month) we saw our income go down by about \$30,000 last year. The board reduced expenses by about \$60,000 *which kept us in the black, but for how long?* We have gone 2 years without an increase in assessments. There really is very little to cut back on except our amenities.

Do we want to permanently close the pool, not reopen the restaurant, or lay off employees? While I am not a “gloom and doom” kind of guy and we are nowhere close to having financial issues, I am not one to ignore trends and the numbers don’t lie. I refuse to do what our government does by ignoring the future social security underfunding like it will somehow fix itself. While I respect the community not passing any of the proposals to increase our revenue, the problem is still there. We need to get a creative solution figured out if we really want to make Twin Lakes *Financially Solvent Forever, without the oil money, while keeping that special family quality we love.*

We do need your help in deciding what kind of restaurant we want. Please reach out to a board member with ideas on what you would like to see. If you know someone who would like to work as an independent operator, or as an employee in the restaurant let us know, as we are looking at all options. I personally have enjoyed the less traffic in the park since the restaurant has closed. It is interesting to note that almost \$4 per month of your assessments per lot goes to cover the expenses of the restaurant that the Association pays. And that is whether you eat there or not. That is close to 7% of your primary lot assessment and over 21% of your secondary lot assessment. Maybe there is a better way?

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

Mark



August 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
						OK Railway Museum Train Rides-Also the 17th
4	5	6	7	8	9	10
		Meet the Teacher Day		First Day of Crescent School	Fireflight Balloon Festival 9 th & 10 th , Shawnee	Rush Springs Watermelon Festival
11	12	13	14	15	16	17
		TLFD Meeting 7:00 pm		Booster Club Meeting 6:30 pm	Board Meeting 7:00 pm	Pickle Fest, Calvin, OK
18	19	20	21	22	23	24
						Taco Festival Harrah, OK
25	26	27	28	29	30	31
					Cherokee Natl Holiday Tahlequah - to the 1st	

Twin Lakes Memorial Chapel

A Favorite verse of mine!

“Trust in the Lord, and do good; dwell in the land, and feed on His faithfulness. Delight yourself also in the Lord, and He shall give you the desires of your heart. Commit your way to the Lord, trust also in Him, and He shall bring it to pass.”

(Psalm 37:3-5)

Have you ever thought about how worry reflects on God? Suppose I came home when my kids were young and saw them in the corner whimpering, whining, and trembling. I ask, “What’s wrong?” and they said, “Daddy, we’re afraid we’re not going to have food to eat tomorrow. We’re worried that we’re not going to have a bed to sleep in. We’re not going to have any clothes to wear.” How would that make me feel as they evidently think I’m not able to take care of them? I am only a human, so perhaps I could not take care of them in every circumstance. But this is never the case for God. Worry is a way of saying, “I don’t believe God can provide for me.”

Later in this Psalm, David said, “I have been young, and now I am old; yet I have not seen the righteous forsaken, nor his descendants begging bread” (Psalm 37:25). God’s Word repeatedly says not to worry. That’s one thing for God to say, but how do we do it? Thank God, not only do we have the command, but we also have the recipe and the power. So, let me give you God’s recipe for how to be blessed over being stressed. What we’re talking about is not the subtraction of problems. You need to trust the Lord when resources vanish. Look at Psalm 37:3, “Trust in the Lord and do good; dwell in the land, and feed on His faithfulness.” This Hebrew word for trust has at its root the idea of being face down on the ground with no visible means of support. Trust completely in the Lord. God says you’ll dwell in the land, and you will be fed.

- When was a time your resources vanished? How did you respond?
- How prone are you toward worry? What are ways you remind yourself of God’s provision when that happens?

PRACTICE THIS

-Read Philippians 4:6-7. Let your requests be known to God in prayer.

Pastor Sheldon Tucker, Twin Lakes Chapel

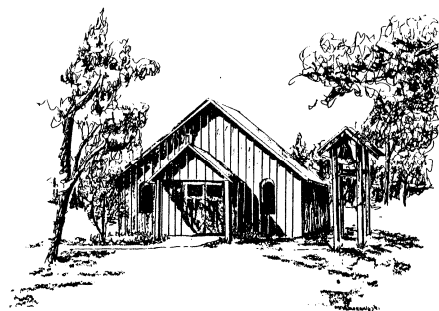
Twin Lakes Memorial Chapel

Sunday Morning

Fellowship – 10:30

Worship Service – 11:00

Children’s Church – 11:00



July 19, 2024 Monthly Board Meeting Notes

Month BOD meeting opened at 7:00 PM with a flag salute and prayer in Community Center.

Roll call of BOD members present. Twelve of fifteen present. Roll call approved. June minutes as written approved.

Entered Executive Session 1

Exited Executive Session 1

One quit claim approved. One building permit approved.

Old business:

Employee Application. Tabled

Restaurant discussion. Committee formed to explore options.

Ratify email vote from 6-26-24 for proposal revisions. Approved.

Meeting ended at 7:56 PM

Election of Officers Meeting Notes

Annual officer election and committee assignments meeting held at Community Center. Meeting opened at 8:04 PM with a prayer.

Roll call of members. Fourteen of fifteen BOD present, one excused. Roll call approved.

Elected BOD members accepted seats.

Nominations for BOD President.

Four members were nominated. Three declined to accept office if elected. President was elected by acclamation.

Nominations for First Vice President.

Member accepted. Elected by acclamation.

Nominations for Second Vice President.

Member accepted. Elected by acclamation.

Nominations for Sec / Treas.

Member accepted. Elected by acclamation.

Committee Chair Assignments: Tabled by BOD President until August 4, 2024 meeting at 4:00 PM in Community Center. President requested time to talk to BOD members about their interest concerning this year's committee assignments.

Ballot Results: President: Mark Hiatt voted in favor by acclamation, 1st Vice President: Nick Sharp voted in favor by acclamation, 2nd Vice President: Daniel Ingram voted in favor by acclamation, Secretary/Treasurer: Scarlet Miller voted in favor by acclamation

Notes are not official minutes. Article is written from my notes or my recollection of discussions at meeting. Next BOD monthly meeting Aug 16, 2024 at 7:00 PM in Community Center.

Comments welcome.

Larry Ziegler BOD Member

405-969-2043 (Home #)

ljziegler@hotmail.com

Annual Stockholders Meeting Notes

Annual Meeting opened with flag salute and prayer at 2:00 PM in Community Center. Sunday July 14, 2024.

President welcomed shareholders. (93 in attendance plus 59 proxies).

2023 Annual Meeting Minutes were approved as written by hand vote.

Fire Department Report.

Department has 6 Firefighter one trained personal and two nationally certified EMT's. Fire Department is working to achieve an ISO rating of 7. Lower ISO rating could reduce your insurance costs. Emergency siren will be sounded if 75 MPH winds and golf ball sized hail is predicted.

I intentionally do not use names in these notes. This will be the only exception.

Chief Gilliam retired. He guided our fire department and its growth from 8 to 10 members to approx.. 20 members with six Firefighter One trained members and two nationally certified EMT'S.

Chief Gilliam guided the replacement of our destroyed station with our new station. Chief Gilliam's dedication to our safety is unparalleled.

Job well done.

President's Speech:

This is our 60-year anniversary as Twin Lakes Sports Club Association, Inc. Talked about the fact we are member governed and self-funded.

Current BOD members introduced.

Financial reports for 2023-2024 fiscal year presented.

Community Awards (New Category) announced. Members who have contributed time, skill, and resources.

New Business

None

Presentation of Proposals and Board Candidates listed in Annual Meeting packets. Several members were nominated by floor motions. Candidates presented a short bio of themselves.

Recess to count ballots.

Results: Proposals 1-3 passed. Proposals 4-6 failed. Proposal 7 passed. Proposal 8 failed. Proposal 9 (floor motion) failed.

Three new board members and three incumbents were elected to BOD.

Meeting adjourned.

Next Annual Shareholders Meeting July 2025.

This article is not an official document, rather my unofficial description of events at this meeting.

Larry Ziegler BOD

Results of July 2024 Annual Stockholders Meeting

Proposal #1 – Passed: R&R, 5. Fire Protection, a., Fix wording on burn pits. (Y - 144, N – 8)

Proposal #2 – Passed: R&R, 6. Sanitation, a., Correct Dumping Fine (Y - 99, N - 52)

Proposal #3 – Passed: S.O.P.'s, General Operations, 2., Certified Mail Fee (Y - 123, N - 28)

Proposal #4 – Failed: S.O.P.'s, Leasing Sales Office, 4.f., New Member Increase (Y - 53, N - 96)

Proposal #5 – Failed: S.O.P.'s, Leasing Sales Office, 4.f., Secondary Lot Increase (Y - 72, N - 78)

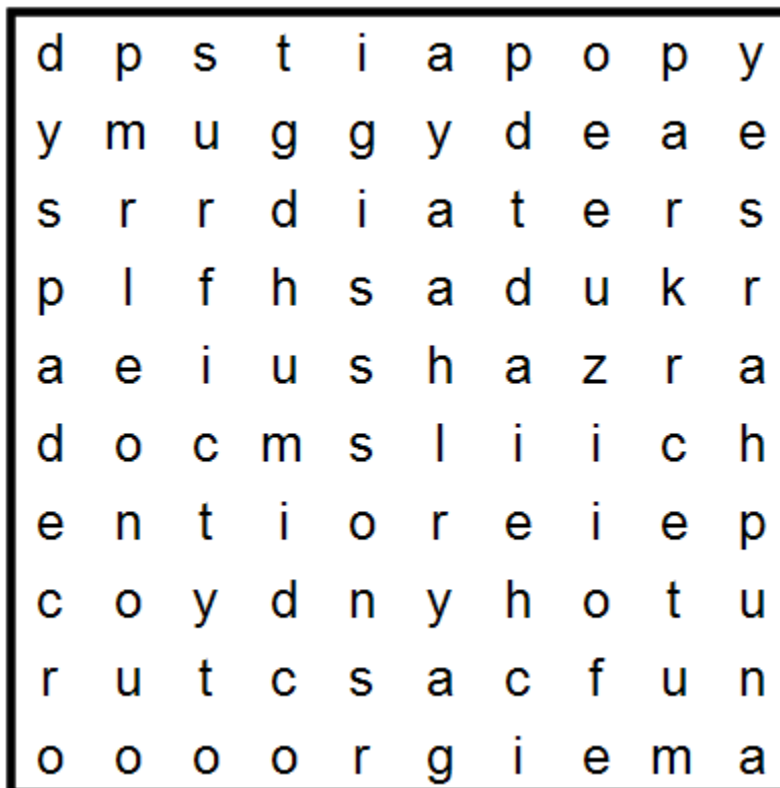
Proposal #6 – Failed: S.O.P.'s, Leasing Sales Office, 4.f., TL Improvement Assessment (Y – 66, N – 85)

Proposal #7 – Passed: S.O.P.'s, General Employee Policies, 4., OMIT - Not allowing employees to serve on the Board (Y – 79, N – 73)

Proposal #8 – Failed: By-Laws, Article IV, Directors, Section 8, Replacement Directors only serve until next Stockholders (Y – 97, N – 54) Total 151 - requires $\frac{3}{4}$ majority to pass (113)

Proposal #9 – Failed: S.O.P.'s, Use map in office for Boundary Disputes (Y – 29, N – 106)

Newly elected candidates were: Kelli Adams, Jamie Green, and Mark Reed. Incumbents elected were: Mike Gilliam, Mark Hiatt and Nick Sharp.



Word List: See if you can find the Summer related words in our word search.

Hot, Humid, Muggy, Park, Spade, Surf

Minutes of the Board of Directors
Twin Lakes Sports Club
Meeting Date: June 21, 2024

Call to Order: A regular meeting of the Twin Lakes Board of Directors was held in the Community Center on **June 21, 2024**. The meeting convened at 7:00pm. President, Mark Hiatt, will preside with Scarlet Miller as Secretary.

Flag Salute: All

Prayer: Scarlet Miller

P Helen Allbright
P Brooks DeMunbrun
P Mark Hiatt
P Open Position
E Nick Sharp

P Denice Baldwin
P Nanci Donaldson
E Brendan Horn
P Open Position
P Jessica Smith

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

Roll Call (P=Present, E=Excused, U=Unexcused) Motion to Approve Roll Call: Brooks DeMunbrun Second: Larry Ziegler **Carried** Unanimous

Approval of minutes: Minutes of the Regular Board of Directors Meeting held May 17, 2024 sent via email to the members of the board prior to meeting. Motion: Denice Baldwin Second: Larry Ziegler **Carried** Unanimous

President's Comments: Our community is interesting because we are self-governing. Board positions and duties are asked of each director and a lot of work. Helping to manage the community and forge the direction of TL for the future. Each chair is managing assets and any employees or volunteers for projects. There are numerous immediate needs or emergencies that we deal with every week. Each director needs to develop a plan for your department and fields calls when something goes wrong or someone has a complaint. Our goal as a director is to be a positive example of good character and being a good steward of TL. Please run to be on the Board and know it's not easy.

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

Lot Lease Transfers, Additions or Changes – Membership Committee

- ◆ Lots 138s2, 239 John or Stacy Foster adding Alex Polzin – Add to Lease – **Passed**
- ◆ Lots 402e2,404,503e2,505 Dorothy Bloom and Craig Bloom and Georgette Breeding requesting Temp Resident Approval for Shane Faulk – Temporary Resident - **Passed**
- ◆ Lot 133 Darrell Stetler and Elisabeth Stetler selling to Curtis & Kim Cooksey – 2 New Members - **Tabled**
- ◆

Motion to Exit Executive Session 1 Motion: Scarlet Miller Second: Mark Hiatt

NEW Business:

1. Review Proposals for Stockholders Meeting: 1,2 are wording updates; 3 is a charge for certified mail; 4-6 are different increases for new members, secondary lots and a special improvement assessment. Wording on new member to include children, family, etc. Motion to accept the increase proposals as presented with changes regarding minor children on #4: Scarlet Miller Second: Nancy Donaldson **Carried** 1 Opposed
2. Employment Applications: Only had 1 application.
3. Increase of Pool Technician wages from \$8.50 to \$13.00. Motion: Scarlet Miller Second: Helen Allbright **Carried** Unanimous
4. New Director Interview to Fill Troy James position. Motion to wait until Stockholders: Nanci Donaldson Second: Chris Buck
Aric Dickson Jamie Green
5. Discussion of Aerobic Systems: According to Mike, TL had an issue in the past with a system that failed and it was a manufacturer failure. DEQ got involved and they were going to hold TL responsible. Even working systems need regular maintenance. We need to do something to protect TL.
6. Restaurant Discussion: Not open on Memorial Day as lease required; refusing to pay 2%; closing and using kitchen for catering. Motion to hold tenant to written Lease Agreement and do NOT close and then use kitchen for catering: Mark Hiatt Second: Scarlet Miller **Carried** 1 opposed

OLD Business:

1. Motion to approve BOD email vote of Jamie and Debbi Green Building Permit – **Passed** – Majority vote of YES by 10 Board Members. Motion to ratify email vote: Brooks DeMunbrun Second: Helen Allbright

COMMITTEE REPORTS: See Separate Sheet Emailed

Other: Mike Gilliam: Fire Department will be graded or re-graded.

Chris Buck – Booster Club will have an ice cream truck at the 4th events. Would like to resign as restaurant chair.

Scarlet Miller – This coming Sunday from 2-3 will be a financial review and the Saturday before Stockholders will be a short review of procedures for mostly new counters, registrars, etc. If anyone has proposals in mind, they should have it written out with place in governing docs identified, wording, etc. or turn in before the mailing. Office will be closed the 4,5,6 of July. Sanitation overages from previous carrier and increases is why we changed carriers. Scarlet will work with new company on any issues. She will reach out to people for help with set-up and other positions for Stockholders.

Mark Hiatt – No sample in March for DEQ. They came in March but it was yearly and we did not receive the bottles from them the restaurant did daily tests but reports they did not get turned in. Will need Board member to handle submission of pre-treatment and post-treatment samples. Need volunteers to repair pool drain.

Mike Gilliam – Application to make office and chapel exempt from testing was approved when they came out June 18th.

Motion to Enter Executive Session 2 Motion: Brooks DeMunbrun Second: Denice Baldwin

Lot Lease Transfers, Additions or Changes – Membership Committee

- ◆ Lots 333,335,337 Diane Rice submitting Death Certificate of Tametha Goure for approval – Lease Change - **Passed**
- ◆ Lots 1938,1940,1942 Dani Mesikep & David Hediger submitting Death Certificate of Wanda DeLoach for approval- Lease Change - **Passed**

Building Permits

- ◆ Lot 1627 Daniel and Mary Coker Building Permit - Slab and Room Addition - **Passed**
- ◆ Lot 1724 Daniel and Mary Coker Building Permit – Covered Front Porch-Roof Extension - **Passed**
- ◆ Lots 1931, 1933 Mark McCollum Building Permit - Shed - **Passed**
- ◆ Lots 1938,1940,1940 Dani Mesikep & David Hediger Building Permit – Garage/Fence - **Passed**

Agenda Requests/Special Invitations:

- ◆ Alan & Angela Gibson - 2023 Logan County Unpaid Taxes – Possible Lease Termination – **Resolved Prior**
- ◆ Collections – Dawson & Elisabeth Pepin – Special Invitation – Possible Lease Termination - **Resolved Prior**
- ◆ Collections – Dane Stout & Carl Tanner – Special Invitation – Possible Lease Termination - **Resolved Prior**

Motion to Exit Executive Session 2 Motion: Denice Baldwin Second: Helen Allbright **Carried** Unanimous

Motion to adjourn Motion: Helen Allbright Second: Denice Baldwin **Carried** Unanimous

Meeting Adjourned 10:43 PM

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

- | | | |
|-------------------------------------------------------------------------------------------|------------------------------------------------|--------------|
| ❖ 463 e1/2, 465, 467 n1/2, 364 se1/4 Lemon - available lots with outbuildings | <u>Call/Text Nita</u> | 580-716-3441 |
| ❖ 215, 217 Squirrel – 1 bedroom, 1 bath | <u>Call Patricia</u> | 405-514-5357 |
| ❖ 1403, 1405 Whippoorwill – 2 lots, 3 buildings as is | <u>Call Charlene</u> | 405-834-6961 |
| ❖ 132, 134 Mockingbird – 2 unimproved lots | <u>Call Mary</u> 405-881-9744 or <u>Kristi</u> | 405-595-7073 |
| ❖ 1830, 1832 East Lake Dr , 2 bd,2ba, FP,1 car gar, 1064 sq ft, built 2023, \$150K | <u>Call Linda</u> | 405-420-2135 |
| ❖ 421, 423 Murphy – 2 cleared lots | <u>Call Shelly</u> | 479-414-9241 |
| ❖ 1840, 1841, 1842 Raccoon Road – 3 bedroom, 2 bath, newly renovated | <u>Call Jessica</u> | 405-969-3357 |