

The Club at Twelve Oaks  
Meeting Minutes  
Sunday, January 12, 2020

**Members in Attendance:** Tina Jenkins, Scott Carnes, Nikki Gaudio,  
Allison Taylor, Amanda Watson,  
Rusty Whittington, Lindsay Wilson, Mike Mills, Don Vittitoe

Meeting called to order at 4:12pm by Scott Carnes

**Financial Breakdown:**

- \$51,000 was brought in last year (All family members minus 2 families paid dues)
- \$1,709 net for 2019
- \$27,795 currently in account
- Lien for the Lawrence's dues for 2019 will be filed this upcoming week by Scott. Cindy has previously reached out to them 6 times and Amanda has reached out to the twice, with no reply
- There was approximately \$4,000 paid for parking lot, TV, Chimney repair and pool expenses. Rusty stated the parking lot has bad spots that need to be repaired and that we possibly have a warranty from the initial \$3,075 job that was done by Bear Grass Pavement

**Additional Business:**

- Fund/dues letters have previously been done by Cindy and Randy White and Randy would customize them for each family. Amanda passed out different options that would make the letters not so confusing. This would include 2 different mailings. 1 for club members that have paid the \$2,500 fee and 1 for non-club members. If we use the new forms, they will no longer be done by Cindy and Randy
- We need to talk about closing the gap between TORA and club dues and schedule a meeting with us and TORA to discuss this info
- We will have approximately 90 or 95 mail-outs that need to include envelopes. We can post them on the board at the front neighborhood entrance
- Guests should now be listed on the pool sign-in sheet (but not necessary to list them on the dues letter/mailings)
- We can ask non-members if they are "ok" with paying the higher rate, if not, we can keep them at the original rate
  
- Scott will solve the internet issue this week. He will see how the Wi-Fi works out then we will decide what needs to be done for the telephone line
- Scott will contact Darren Hargrove to see if he wants to continue on the board. If he does, we can add him to the list

- We all need to be diligent about monitoring the pool area periodically
- Rusty has a \$4,581.00 quote with Middletown Fence company to do the fence work which also includes the gate in the back of the clubhouse
- Rusty and Scott will replace damaged boards on the deck/steps and deal with the rails at a later date. The steps are very unsafe and need to be done soon
- Rusty will look into Epoxy for the basement floor
- We need to look at replacing décor and getting rid of the Hutch. Amanda will get a budget for this
- Rusty recommended a bolt lock on the fence as a quicker, cheaper fix for security

### **Rentals**

- 6 rentals booked, so far, for 2020 (half neighborhood families and half not neighborhood families)
- We should advertise more through Facebook pages to get more business. Lindsay can create the Facebook page and add “Under New Management” on the page. Facebook has an advertisement page for non-profit companies. Amanda will take better pictures for the website as soon as the weather changes

### **Prioritizing**

- Repairing hole in pool and getting a quote for coping/retiling while in there. Scott will find out if pool cover can just be pulled back to repair instead of opening the entire pool
- Painting – Allison submitted a quote of \$3,620.00 to paint everything, including paint, materials and Labor by Joe Mottley. Nikki motioned to approve this quote and to use Mr. Mottley. 2<sup>nd</sup> by Rusty. Allison and Beverly will get all necessary information. Paint colors should be similar to what’s already on the walls
- We will table the security system until the next meeting
- We also need to think about having more sitting area and maybe extending it and/or adding a fire pit

### **NO UPCOMING EVENTS TO REPORT AT THIS TIME**

**\*\*\*\*\*Next General Membership Meeting, February 16, 2020, 4pm\*\*\*\*\***

Meeting adjourned at 5:20pm, Motioned by Amanda, 2<sup>nd</sup> by Tina