

Twin Lakes Homeowners Association
Board Meeting
October 15, 2025

Board Members Present: Tom Brunner, Tim Walls, Kathy Franklin, Craig Brown, Greg Glazner

Excused Absence: Ray Faccenda, Leslie Rose

Unexcused Absence: William Herbert

Substitute Secretary: Jan Glazner

Homeowners' Present: Russ Fields

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Tom Brunner at 6:32 pm.

Secretary's Report: Motion by Tom Brunner to approve the September Minutes as submitted. Second by Craig Brown. Vote taken, no opposition. Motion passed; Minutes approved.

Annual Meeting Minutes will be posted and approved at the next 2026 Annual Meeting.

Homeowner's Forum: Russ Field asked if the Board had reviewed the Survey he submitted. It has been forwarded to William Herbert. He was not in attendance to offer an update.

President's Report: Moved directly to reports.

Treasurer's Report: September Financials: No questions, comments or amendments.

Motion by Greg Glazner for approval of the Investment Policy that was set forth July 2025 be approved. Second by Tim Walls. Vote taken, no opposition. Motion approved.

PM Report:

Committee Reports:

Security: Security continues to provide good service. Garage doors left open at night should diminish with the arrival of fall and winter.

ACC: Nothing to report.

Esthetics: The information about tree trimming around streetlights and trimming of bushes that extend over the sidewalks to be clarified.

Motion by Tom Brunner to adapt the wording as provided by Craig Brown. Second by Tim Walls. Vote taken, no opposition. Motion approved.

Parking on sidewalks to be addressed. The lack of curbs is contributing.

Legal Affairs: Resident requesting the board address the possibility of limiting the saturation of Adult Family Homes with the City. Discussion that “resident” refers to all that live in the neighborhood and that per previous advisements the Board must follow federal and state laws.

Communications: Presently paying \$160 a month to Comcast; Considering changing to T-Mobile to reduce monthly costs.

Common Grounds:

Ponce Bridge Irrigation: Planting of native plants has been completed around the Ponce bridge. Additional native plants along the waterway were requested along with adding irrigation around the Ponce Bridge. Motion made by Tom Brunner and Second by Greg Glazner. Vote taken, no opposition. Motion approved.

Critical Areas: Discussion regarding determination of wetlands and setback requirements by City and State. Determined that Ponce would be resolved first then move on to Lake Lorene. Motion made by Craig Brown to hire a Wetlands Specialist for a study at Ponce park according to the following conditions: (1) the amount of the contract not exceed \$10,000; (2) two bids must be obtained; (3) this project to be overseen by Ray Faccenda and Craig Brown. Second by Tom Brunner. Vote taken, no opposition. Motion approved.

The Drain/Sump Pump at Treasure Island does have enough slope on the city drainpipe to connect but will require a right-of-way permit from the city. Brewer will be contacted to determine if they will be requesting the permit from the city.

Treasure Island Playground Maintenance: Parts have been received to fix equipment and Pat Pomeroy volunteered to complete the repair.

Geese Maintenance: Requesting Brightview to stop mowing 4 feet from Lake Ponce and Lake Lorene. Chaffer beetle grubs continue to be addressed.

Request that the contract to trim trees in the roundabouts in the amount of \$5,500 be considered. The number of trees to be trimmed is 20 to 22. Motion made by Tom Brunner to accept the tree trimming contract. Second by Craig Brown. Vote taken, no opposition. Motion approved.

Bids continue to be obtained for resealing the walkways. Permit will also be obtained from the city.

ADA Accessibility discussed. Accessibility could be enhanced by adding a concrete path to a picnic table and a bench at Treasure Island and a path to a bench at Ponce. Suggestion a committee be formed to research requirements.

Community Events:

Proposed dates for community events will be discussed at the next meeting.

Elections: Discussion to recruit candidates for open positions and positions that will become vacant at the next annual meeting.

New Business: None presented

Old Business: None presented.

Executive Session: Adjourned to Executive Session at 7:12 and adjourned at 7:30

Meeting adjourned at 7:30 pm.