

Twin Lakes Homeowners Association  
Board Meeting  
December 17, 2025

Board Members Present: Tim Walls, Kathy Franklin, Craig Brown, Greg Glazner, Leslie Rose and Ray Faccenda

Excused Absence: Tom Brunner and William Herbert

Homeowners' Present: Russ Fields and Jan Glazner

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Craig Brown at 6:33 pm.

**Secretary's Report:** Motion by Ray Faccenda to approve the November Minutes as submitted. Second by Craig Brown. Vote taken, no opposition. Motion passed; Minutes approved.

**Homeowner's Forum:** Russ Field and Jan Glazner were present. The homeowners present did not have any comments.

**President's Report {Craig Brown}:** Moved directly to reports.

**Treasurer's Report {Greg Glazner}:**

1. September Financials: No questions, comments or amendments.
2. Greg Glazner provided a year-to-date budget update. Security and non-contracted park maintenance are both over budget. Security has been cost structure has been impacted by recent Washington state legislation and non-contracted park maintenance includes such non regular park maintenance items such as storm cleanup. Security is \$18,602 over budget and non-contracted park maintenance is \$13,560 over budget as of November 30.
3. Greg Glazner brought a motion to transfer \$19,000 from the reserve to the operations fund. The sum represents the cost for the recently completed Ponce bridge. Tim Walls seconded the motion. The motion passed unanimously.
4. \$50,000 CDAR Purchase with funds from Operating funds to Capitol funds. Craig Brown brought the motion that Greg Glazner seconded. Vote taken. The motion passed unanimously.
5. \$50,000 CDAR Purchase from the Reserve cash Fund to the Reserve fund. Craig Brown brought the motion that Greg Glazner seconded. Vote taken. The motion passed unanimously.
6. Discussion took place regarding whether to write off sums owed by 52 accounts with the individual sum owed less than \$50 in each instance. The collective amount

owed is \$1,030. Each account will be rebilled for the amount owed and future discussion is deferred for up to 60 days.

**PM Report {Gayle Duff}:** No comments

**Committee Reports:**

**Security {Ray Faccenda}:** Security continues to provide good service. The two dedicated security officers do an efficient job and are known for the clarity of their reports. We have been instructed by the landlord to park the security vehicles in designated areas. We have parked our vehicles in those areas. The Toyota and Hyundai were recently serviced. AAA roadside assistance will be investigated for future consideration.

**ACC {Craig Brown}:** Submittals are slow at this time of year. Roof work requests are the most common.

**Esthetics {Craig Brown}:** No comments.

**Legal Affairs:** No comments.

**Communications:** No comments.

**Common Grounds:**

Ponce DeLeon:

a) Critical areas study is pending. Vendors are being identified to complete the analysis.

Treasure Island:

a) Critical areas study on hold for Treasure Island

b) Drain /Pump investigation. Options being considered

Misc

a) Geese. Spring issue. A significant number of geese currently present has been noted.

b) Monument sign down at 340th and 42nd LP SW Unable to find a vendor, looking for a volunteer.

c) Walkways reseal 2026. Patton will provide a bid. Pending

d) ADA Accessibility Being considered. Pending matter.

**Community Events**

Schedule for 2025 events:

- a) Holiday Light Contest Judging Dec 19-21. Divisions assigned board members for judging.

Schedule for 2026 events:

- a) Spring Assessment May TBA
- b) Work Party June TBA
- c) Popsicles in the Park June TBA Cally to plan.
- d) HOA Bar-B-Que July 11-26
- e) Garage Sale July TBA
- f) Annual Meeting September 16, 2026
- g) Holiday Light Contest Judging TBA

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

- a) Annual Meeting 9-16-26 @6:30 @TLG&CC
- b) Approved Budget at July BOD Meeting to 7-15-26
- c) Board interviews completed on 7-16-26.
- d) Mail Annual Notice by 8-14-26
- e) Expiring terms
  - Tom Brunner
  - Greg Glazner
  - Tim Walls

**Strategic Planning {William Herbert}:** No comments.

**New Business:** None presented

**Old Business:** None presented.

**Executive Session:** Adjourned to Executive Session at 7:12 PM. Back in regular session 7:30 PM.

**Meeting adjourned at 7:35 PM.**

**Next Board Meeting** January 21, 2026, 6:30 at the HOA office 3420 SW 320<sup>th</sup> ST suite B-3