Twin Lakes Homeowners Association
Board Meeting
July 15, 2026

Board Members Present: Tim Walls, Kathy Franklin, Craig Brown, Ray Faccenda, Donovan Barton, Leslie Rose and Tom Brunner

Excused Absence: Greg Glazner
Unexcused Absence: William Herbert

Homeowners Present: Russ Field and Mike Holme

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Tom Brunner at 6:30 pm.

Secretary's Report: **A motion by Ray Faccenda was proposed to approve the June 17, 2026, BOD minutes as submitted. The motion was seconded by Tom Brunner. A vote was taken. The June 17, 2026, minutes were approved unanimously.**

A motion by Ray Faccenda was proposed to approve the June 17, 2026, budget meeting minutes as submitted. The motion was seconded by Tom Brunner. A vote was taken. The June 17, 2026, budget meeting minutes were approved unanimously.

Homeowner's Forum:

Mike Holme: Mike indicated he has heard positive comments regarding the HOA's recent BBQ. Mike also inquired about a home-based business in his neighborhood.

Russ Field: Had a general inquiry regarding the community parks. The board responded that the parks will be discussed in detail during the committee report update segment of the meeting.

President's Report {Tom Brunner}:

Tom made positive comments regarding the recent HOA community BBQ. He congratulated the persons who organized and ran the event.

Vice President's Report {Craig Brown}:

No comments

Treasurer's Report {Donovan Barton}:

1. No comments on June's financials.
2. Exploring ways to better highlight reserve fund expenditures was recommended.

A motion was proposed by Tom Brunner to approve the 2027 HOA budget as proposed. Tim Walls seconded the motion. A vote was taken. The proposed 2027 HOA budget was unanimously approved.

PM Report {Gayle Duff:

1. Gayle provided and update on the spring assessment.

Committee Reports:

Security {Ray Faccenda}: Provided recap of security related activity within the association since the 6-17-26 BOD meeting.

ACC {Craig Brown}: The volume of submissions remains seasonally high.

Esthetics {Craig Brown}: Letters have begun to be sent to property owners whose properties remain out of compliance with the spring assessment results.

Legal Affairs: No comments.

Communications and Technology: A meeting with the newly retained IT subcontractor has taken place. The board has decided to proceed with the relationship on a pay as you go basis.

Common Grounds:

Ponce DeLeon:

a) Critical areas project is pending. The board is searching for a landscape professional who will develop a lakeside landscaping plan.
b) Cancelling of the administrative review request with Federal Way is planned.

Treasure Island:

a) Critical areas project at Treasure Island is pending. The board is searching for a landscape professional who will develop a lakeside landscaping plan.
b) Drain/Pump project is pending.
c) Consideration should be given to update the electrical on the lakeside water pump.
d) Motion light on shed is out. A repair is pending.
e) Irrigation line repair is pending. Hillside Park irrigation line is also pending.

Community Events:

Schedule for 2026 events:

a) Garage Sale July 24-25
b) Annual Meeting September 16-2026
c) Holiday light judging December 18-21, 2026.

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. Two applicants for open board positions.
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: Homeowner's who reside on the community lakes have inquired on the creation of a committee to advise the BOD on when to apply lake water treatments. The BOD will consider the request.

Old Business: None presented.

Executive Session: Adjourned to Executive Session at 7:25 PM. Back in regular session 7:57 PM.

A fine and fee resolution request was proposed for 02270. A vote took place. The resolution proposal was unanimously approved by the board.

A request for legal action related to 08017 was proposed. A vote took place and the board voted unanimously to approve further legal action.

Meeting adjourned at 8: 00 PM.

Next Board Meeting: August 19, 2026, at the HOA office 3420 SW 320th ST suite B-3