

Twin Lakes Homeowners Association
Board Meeting
November 19, 2025

Board Members Present: Tom Brunner, Kathy Franklin, Craig Brown, Greg Glazner, Leslie Rose, William Herbert and Ray Faccenda

Excused Absence: Tim Walls

Homeowners' Present: Russ Fields, Mike Holmes and Jan Glazner

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Tom Brunner at 6:33 pm.

Secretary's Report: Motion by Ray Faccenda to approve the October Minutes as submitted. Second by Tom Brunner. 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 thought that a formal homeowner survey would be helpful in guiding future board strategies. Russ also commented ADA compliant upgrades would be a welcome upcoming board focus.

Mike Holmes commented that it is his perception that some negative HOA feedback from homeowners relates to aesthetic issues and the board's evaluation of property conditions.

President's Report: Moved directly to reports.

Treasurer's Report: September Financials: No questions, comments or amendments. Greg Glazner commented that clarity and including homeowner feedback will again be an emphasis for the next budget cycle.

PM Report: Nothing

Committee Reports:

Security: 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 will be analyzing on whether security can effectively operate with one instead of two vehicles.

ACC: Nothing to report.

Esthetics: Rule changes on window bars and vegetation maintenance by the homeowners ~~are pending~~, previously approved by Board have been incorporated into Rev M of the Rules, Regulations and Policies. They will be uploaded to the HOA website before the end of the year.

Legal Affairs: Nothing to Report

Communications: Office internet has been switched to T-Mobile from Comcast resulting in a cost savings of approximately \$120/mo.”

Common Grounds:

Ponce DeLeon:

a) Critical areas study is pending. Vendors have been 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

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.

e). Common areas in have been treated for beetle infestation.

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

b) Work Party June

c) Popsicles in the Park June Cally to plan.

d) HOA Bar-B-Que July 11-26

e) Garage Sale July

f) Annual Meeting September 16-26

g) Holiday Light Contest Judging

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 is working on a draft of the proposed homeowner survey.

New Business: None presented

Old Business: None presented.

Executive Session: Adjourned to Executive Session at 7:35 PM and adjourned at 8:02 PM

Meeting adjourned at 8:07 pm.

Next Board Meeting December 17, 2025, at the HOA office 3420 SW 320th ST suite B-3