

Twin Lakes Homeowners Association
Board Meeting
September 25, 2024
Draft

Board Members Present: Tom Brunner, Tim Walls, Leslie Rose, Craig Brown, Mike Redling, Ray Faccenda and Greg Glazner

Homeowners Present: Russ Fields

Meeting called to Order by Tom Brunner at 6:28 pm.

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

Annual and May Meeting Minutes: Reviewed and an Addendum was proposed as follows:

Addendum: Bonnie West Armstrong found a mistake in the statement made regarding there being a zero-tolerance policy of geese by Federal Way. She spoke with the City of Federal and they do not have a zero-tolerance policy of geese.

An email will be sent to her extending apologies and asking her to help clean up after the geese.

Homeowners Forum:

Russ Field asked if the Board was considering giving him access to the maps of the table and bench project. Repeated response from Annual Meeting that there is no map of the project.

Requested confirmation that the city permitting process had been followed. Responded that the contractor is responsible for pulling the permit.

Homeowner offered a contract to obtain a proper wetlands report, and he will pay up to \$2,500 to reimburse the HOA. Request to be reviewed.

President's Report: Appointment of Officers.

Officers will be as follows: Tom Brunner, President
Craig Brown, Vice President
Greg Glazner, Treasurer
Ray Faccenda, Secretary

Committees:

Security: Mike Redling
ACC: Craig Brown, Tom Brunner, Tim Walls
Esthetics: Craig Brown, Tim Walls, Jan Glazner
Legal: Mike Redling, Ray Faccenda and Tom Brunner
Communications: Leslie Rose
Common Grounds: Tom Brunner, Greg Glazner, Mike Redling, Leslie Rose, Pat Pomeroy, Callie Huston,
Strategic Planning: Discontinued

An email will be sent to encourage homeowners to join committees.

Calendar for 2025:

Smores in the Park	February 15 (Ponce de Leon)
Annual Assessment:	May 17 – May 25
Cleanup Day	June 7
Popsicles in the Park	To be Determined
Garage Sale	June 25-26
Annual BBQ	July 12
Annual Meeting	September 17
Christmas Light Judging	December 19, 20 & 21

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

Request to Transfer Money; Motion to transfer \$20,000 from the Alliance Reserve Account to Capital Account to pay for concrete made by Tom Brunner, Second by Mike Redling. Vote taken, no opposition, Motion passed.

PM Report: Reported on the proposed Corporate Transparency Act. Jennifer Hill and Bell Anderson are monitoring.

Property Pay will be down for updates Oct 11-14

There could be delays in the processing of statements and payments in January due to new accounting software being installed at Bell Anderson.

Committee Reports:

Security: New company, Pacific Security started August 26. They are showing up when scheduled and are still training. Discussion about placing Dash Cams in the cars. Pacific

has no objections. The cams work the same as body cams. If you don't turn it on, they will not record. A proposal with costs, suppliers and benefits will be provided at the October meeting.

ACC: There have been a lot of requests for painting and roofing.

Esthetics: Discussed political signs. The signs can go up at any time but come down within 7 days after the election. There are sign size and number of signs regulations.

Legal: Discussion about the newly passed city ordinance allowing on property parking of an RV.

Communications: Getting started on the Newsletter. Brightview will provide an article with tips on Fall lawn maintenance. Also would like a coffeemaker for the office.

Common Grounds:

21st Street: Nothing new to report.

New Project: Rebuilding the Ponce bridge; gave Patton a drawing

Monument Signs: Need "unlawful to feed wildlife" signs for Ponce

Discussed possible lease of the tennis courts owned by the golf club.

Community Events:

Adding new event next year, the Smores Party. Leslie, Planning and setup for next year events will be easier next year due to learning from this years' experience.

New Business:

Motion to purchase a CDAR from Alliance in the amount of \$80,000 at the rate of 4.25% made by Greg Glazner and Second by Craig Brown. Vote taken, no opposition, motion approved.

Homeowners would like to donate a bench or contribute to pay for a bench to be placed on the shoreline of Lake Lorene. A plaque could be added to one of the new benches that have been ordered.

Discussion regarding the possible treatment of Ponce Lake. It is a retention lake and drains to the sound.

Old Business: Financial controls will be discussed at the October meeting.

Executive Session: None.

Meeting adjourned at 8:20 pm.