

Twin Lakes Homeowners Association  
Board Meeting  
February 18, 2026

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

Unexcused Absence: William Herbert

Homeowners' Present: Russ Fields, Tricia Arbogast, Jan Glazner, Terry Feltz, Megan and Keaka Frank

Bell-Anderson and Associates: Gayle Duff

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

**Secretary's Report: Motion by Ray Faccenda was proposed to approve the January 2026 Minutes as submitted. Second by Tom Brunner. Vote taken, no opposition. Motion passed; Minutes approved.**

**Homeowner's Forum:**

Tricia Arbogast:

1. Tricia inquired about an update from the board regarding topics discussed at the January 25, 2026, board meeting.
2. Inquired whether the board was tracking noise, parking, and other issues emanating from the operation of short-term rentals within the HOA boundaries.
3. A suggestion was made regarding additional HOA contact with city officials and police regarding issues of concerns of the HOA membership.
4. Inquired how the prior month's draft minutes can be reviewed prior to the following meeting. The board response was that the draft minutes are uploaded onto the association's website prior to the following meeting.

Russ Fields:

1. Russ believes it would be helpful for a future topics item for discussion be added to the agenda for the monthly board meeting.
2. Russ commented on a previous inquiry to legal counsel was made by the board regarding legal guidance on interview and screening guidelines for prospective board members.

Megan Frank:

1. Brought to the board's attention a resident of a nearby HOA located home who is known to wander the neighborhood and trespass onto neighboring properties. The individual is also sometimes partially dressed and may be exhibiting a mental health condition. The Federal Way police are also aware of

this individual. The board responded that they were aware of this and are utilizing the resources available to the HOA to correct the issue.

**President's Report {Tom Brunner}: Moved directly to reports.**

**Vice President's Report {Craig Brown}: Craig came up with a preliminary list of potential board goals for 2026. After discussion with the board the goal list was expanded to the following items:**

- Work to increase volunteerism at community events and on committees
- Fix the swampy spot that develops in a particular area of Treasure Island Park every winter.
- Consider employing a part time groundkeeper
- Decrease the amount of late and delinquent payments owed to the HOA
- Decrease the geese population within HOA parks
- Develop a "good neighbor" recognition and reward program
- Develop strategies to increase the resident's usage of Twin Lake's community parks

**Tom Brunner brought a motion to adopt the discussed items as the 2026 goals of the Twin Lake's HOA board. A vote was taken, and the motion was passed without opposition.**

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

Greg Glazner introduced Donovan Barton as the person selected among four candidates to assume the treasurer's duties upon the expiration of Greg Glazner's board term in September 2026. It is desirable for Donovan to assume board duties at this time so that he can fully continue to utilize the availability of Greg Glazner's skills and experience prior to September of 2026.

**Greg Glazner brought a motion to immediately appoint Donovan Barton to the board. Tom Brunner seconded the motion, a vote was taken, and it was unanimous in favor of appointing Donovan Barton to the board.**

**PM Report {Gayle Duff}: Nothing**

**Committee Reports:**

**Security {Ray Faccenda}: Traffic is being disrupted along 35<sup>th</sup> and 325<sup>th</sup> streets in Divisions 2 and 3 for a watermain replacement by Lakehaven. The roadways and some sidewalks have been damaged by the construction. Signs at the construction site indicates work will be completed in June 2026. Upcoming security projects include the expiration of the current security contract in July 2026 and the need to request updated crime statistics from the Federal Way police via a formal public records request.**

**ACC {Craig Brown}**: Submittals are slow at this time of year.

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

**Legal Affairs**: No comments.

**Communications and Technology**: The board should consider acquiring a resource to assist with these functions since Greg Glazner currently performs many of these functions. Soliciting a community resource would be an ideal solution and will be explored.

### **Common Grounds:**

Location of the water turnoff valves in Ponce and Treasure Island has been identified. Thanks to Mike Holmes for his assistance on this inquiry.

Ponce DeLeon:

a) Critical areas study is pending. The retained consultant has completed their site inspection, and we are awaiting their report.

Treasure Island:

- a) Critical areas study on hold for Treasure Island
- b) Drain /Pump investigation. Options being considered

Misc:

- a) Geese. The USDA has indicated that they no longer have egg oiling resources available for the community
- b) Monument sign down at 340th and 42nd SW Looking for a volunteer but consider hiring a vendor to complete the project.
- c) Walkways reseal 2026. Patton will provide a bid. Pending
- d) ADA Accessibility Being considered. Pending matter
- e) Replacement of curbing in a Division 6 cul-de-sac is pending.

### **Community Events**

Schedule for 2026 events:

- a) Spring Assessment May 22-27
- b) Work Party June 6. We need to clarify process for the pre-event equipment availability.
- c) Popsicles in the Park June Cally to plan.
- d) HOA Bar-B-Que July 11-2026
- e) Garage Sale July 24-25
- f) Annual Meeting September 16-2026
- g) Holiday Light Contest Judging December 18-21

**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}:** Homeowner survey is pending with results expected by mid-year.

**New Business:** Tom Brunner inquired about the process for adding dedication plaques to the community park benches. Leslie Rose will investigate the matter.

**Old Business:** None presented.

**Executive Session:** Adjourned to Executive Session at 7:35 PM. Back in regular session 7:57 PM.

**A motion was proposed to reduce the HOA fines levied against subject property 03060 by 50% contingent upon payment being made by the end of the current month. The board voted unanimously to approve the resolution.**

**Meeting adjourned at 8:00 PM.**

**Next Board Meeting:** March 18, 2026, at the HOA office 3420 SW 320<sup>th</sup> ST suite B-3