



Twin Lakes HOA Meeting held April 17, 2024

Meeting was called to order by President, Tom Brunner at 6:30

Homeowners present: Pat Pomeroy

Board Members Present: Tom Brunner, Greg Glazner, Craig Brown, Leslie Rose, Mike Redling, Tim Walls and PM, Gayle Duff

Motion to approve the March Minutes made by Tom Brunner and seconded by Tim Walls

Presidents Report: Mike Redling chosen to serve as Vice President.

Treasurers Report: No questions, corrections, or discussion.

PM Report: Adam returning to the office is working out very well. Nothing further presented.

Committee Reports

Security-Patrol: Discussion as to the need for signage regarding no alcohol consumption, smoking or controlled substance use in the parks. Review of Federal Way sign verbiage to determine best posting of Twin Lakes rules.

ACC Committee: Spring projects are gearing up including roofs, painting and decking replacement. Encroachment issues on properties on the golf course were discussed. The projects were previously approved that are now being approved for replacement. The limits of the HOA involvement was discussed.

Esthetics: Preparing for annual review and assessments beginning mid-May. Homeowners have commented on how much they like the quick response on their requests.

Legal Affairs: Division 6 path covered with moss and identified as Plat A. Requires maintenance at this time. Letter to the Mayor and Federal Way School District from attorney advising of their responsibility for maintenance of their portion of the pathway has been sent.

Communications: Board members will be getting two factor authentication procedure for their emails.



Common Grounds:

- a) Board member and PM met with homeowner at the 21st Avenue entrance to further review the damage. Possible remedies include reducing the brick wall, removal of trees by homeowner, although the trees are healthy, and the degree to which the homeowner is responsible. More input needed from attorney.
- b) Awaiting bids on tables and benches. Tables are square, surface mounted on existing pads. Benches are 8 feet long divided with arm rests as suggested by Federal Way Parks. Plan to pour concrete when benches and tables ordered to allow for curing before installation. Hillside not included for updates at this time.
- c) Signage: Colors picked and finalize wording to move on to completion of the signs. Get further bids or have signs made by Larsen, who has previously been utilized. Discussion as to adding "No Trespassing" signs to the parks for police to remove trespassers separate from the signs to be made by Larsen. Discussion led to the ordering of 12 "No Trespassing" signs to have at least 4 at Ponce, 3 at Treasure Island and 2 at Hillside.
- d) Monument sign at 42nd Place SW needs to be replaced and posts are available.
- e) Geese Management: Prime time for geese management is now into June. Nests have been removed and eggs oiled. Homeowners have submitted their requests and if additional homeowners request it, they must submit their completed application to the office. Discussion continued regarding further HOA action to be taken including ordering coyote decoys and returning to fish and wildlife with actions taken and also to determine what further action can or should be taken by the HOA.
- f) Lake Management: Updates provided.
 - Algae treatment last year was successful and need not be repeated now. Yard equipment is being utilized by homeowners. Signed releases being obtained for gas powered hedge trimmer. For liability reasons, the chain saw is operated by Pat Pomeroy.
 - Boxed fish feeder to be sold back to fish stocker and a floating fish feeder placed in the lake reducing maintenance and vandalism.



- Larger fish suggested by the fish stocker to balance population. Fish stocker will also provide nets for placing fish on June 22. Motion was made to restock fish up to \$10,000 by Tom Brunner and seconded by Tim Walls.
- Concerns expressed that non-residents are fishing the lakes reserved for residents only and by permit.

Concern as to an organized baseball practice at Treasure Island by a homeowner. Discussion as to and what is allowed by HOA for the safety of park users.

- Prepping for Workday: May 18 – Rocks to be placed. Will need volunteers to help level into place.
- May 26 – Position the beauty bark around the parks for the work party volunteers to spread; Flowers to be ordered by Leslie Rose. The amount of beauty bark to be increased this year by 60 yards.
- June 1 is the work party; Hopefully there will be enough volunteers to be located at each park rather than having to rotate them.
- June 22 – Fish stocking day on Popsicles in the Park Day. Multi-generational homeowner participation expected at this event from experience.

g) Pet station: at 41st and 313th street have been replaced; Signs and repairs to other stations identified and additional pet stations may need to be installed.

Community Events: As listed with no further discussion, corrections, or additions.

Elections: Discussion as to the need to recruit new board members. Recruit neighbors plus use upcoming events to encourage participation.

Strategic Planning: Pat Pomeroy was added to the committee with Tim Walls serving as chair.

Old Business: Security Cameras. Report by Greg Glazner updating different scenarios, hot spot availability, monitoring, memory cards, camera quality and possible homeowner input provided. Securitas would receive notifications and provide necessary follow up. Cheaper versions of cameras to be used in the experiment with upgrade to more expensive equipment later. Motion was made by Tom Brunner to allow spending up to \$500 and positioning cameras in the parks as an experiment. Seconded by Mike Redling. After the experiment, camera quality and other aspects of the experiment will be reviewed and discussed to determine future utilization.



New Business: Street Lighting: Treasurer in discussion with PS&E for possible cost reduction of lighting by replacing vapor lights with LEDs. Discussion with PS&E continues.

No further business presented; adjourned to executive session at 8:30

Reconvened at 8:45; Tom Brunner motioned to accept the Homeowners proposal of \$500 and Tim Walls seconded.

Tom Brunner motioned to adjourn at 8:47 and seconded by Mike Redling.