



Twin Lakes Homeowner's Association Meeting, May 15, 2024

Meeting called to order at 6:26. Members present, Tom Brunner, Mike Redling, Leslie Rose and Greg Glazner. Association Manager Gayle Duff

Secretaries Report: April minutes approved. Motion made by Tom Brunner, Greg Glazner second and unanimous vote to approve.

Homeowner's Present: Jan Glazner, Russ Fields.

The homeowner would like the agenda and minutes posted prior to the meeting date. Such posting would allow homeowners to stay current and ask questions and be better prepared.

Homeowner advised that the minutes are posted after approval by the Board which is the day after the board meeting. The agenda will be posted on the website prior to the monthly meeting with the accompanying statement that the agenda is "subject to change." Agenda's frequently change the day of the meeting. While Brenden is no longer a board member, he continues to be the volunteer tech for the website.

President's Report: Nothing additional to report. Continue with agenda.

Treasurer's Report: Under budget now but will change with the completion of upcoming summer projects. Lots of improvements this year which will be nonrecurring next year. Balance Sheet is posted on website day after meeting. Continuing to work on budget for next year.

Security Patrol: Decatur High School closed some parking lots for repairs causing overflow parking on 320th Place. There have been some incidents with this increased traffic and our patrol is parking in the vicinity at time of student release as a deterrent.

Cameras at Treasure Island are providing reliable information and additional cameras are needed to better cover area around sheds, etc.

Patrol continues to locate stolen vehicles and vehicles with expired tags. Tags overdue by 45 days can be towed. There have been reports of dirt bikes being ridden thru the golf course, Ponce and patrol will continue to be on watch for the participants.



ACC Committee: A green house on the deck of a property on the golf course was approved. Encroachment issue reported last month was resolved and the request was approved.

Esthetics: Nothing further to report

Legal Affairs: Report from Jennifer regarding Plat A has not yet been received. Waiting to see what the City of Federal Way and Federal Way School District plan to do regarding the path whether it be to close it off or build fence with permission. Minimally will post a sign indicating it is Private Property and No Parking Allowed.

Will request that Jennifer update the HOA collection policy to comply with newly enacted state laws.

Communications: Nothing to report

Common Grounds:

- a) 21st Street Wall – No update currently.
- b) Picnic tables, etc. – 5 tables and 6 benches being replaced. Waiting for concrete bid. The bid for the tables and benches were from 3 different companies through the same representative and the least expensive was chosen.
- c) Signage for parks; wording reviewed and will order on May 16 from Larson. Should be around \$1100 not including the backing and framing, etc. for mounting the new signs.
- d) Monument sign in Division 10 – Is down and new installation is ready to be completed.
- e) Geese; Fish and wildlife has oiled nests per the signed authorization of the homeowner. The Board has pursued all available options to them. The geese excrement continues to be a cleanliness and esthetic issue. Because of the excrement, resident utilization of the pathways and grounds is diminished. Some possible options to be considered are:
 - a. Recruit volunteers to clean the pathways and grounds at Treasure Island and Ponce de Leon.
 - b. Hire a third party to complete the required cleanup. Hiring the third party would require an increase in homeowner's dues.
 - c. How much of an increase would homeowner's be authorize.
 - d. Change to artificial turf but would still require cleanup.



It was noted that the City of Federal Way, as well as SeaTac have a zero-tolerance policy for geese. Such a policy allows for park users full usage of the park free of excrement.

- f) Lake Maintenance – The algae in the lake will be treated before the stocking of the fish on June 22. Unused allotted funds last year will be utilized this year.
- g) Streetlights – Waiting to hear back from PS&E regarding the streetlight that is not within the HOA; the lights at Treasure Island are owned by the HOA and can be used for camera equipment.
- h) Cameras – With the installation of cameras, the experiment has begun. Of the \$500 allotted for cameras, \$148 has been spent. They are working well, and after discussion, additional cameras will be purchased and placed. The experiment will continue. Since the cameras have been installed, the monitoring and reporting of their viability has been placed under the Security-Patrol Committee.
- i) Additional rocks will be placed in Treasure Island to prevent driving into the park. A possible fence for Ponce was discussed. An updated count of the number of rocks required to move forward to placement.
- j) Task List – Continues to grow and please let Greg or Pat know what other items need to be added as well as those completed that can be deleted.

Community Events: Events continue to be worked on. There have been 8 people signed up for the cleanup day. The fish well be delivered for Popsicle Day and placed in lake by those in attendance.

Election: Two inquiries were received.

Strategic Planning: Nothing to report.

Motion to move to Executive Session by Tom Brunner and Second by Mike Redling and passed by unanimous vote at 7:40

Executive Session ended and meeting resumed at 7:45.

Motion to accept homeowner's settlement was unanimously approved and the meeting adjourned at 7:47.

Next Board meeting June 19, 2024 @ 6:30