

**Twin Lakes Annual Draft Meeting Minutes
September 18, 2024**

Call to Order: Mike Redling, Vice President. 6:32 (Tom Brunner, President will be late.)

Appoint Meeting Chair: Mike Redling nominated until Tom Brunner arrives. 6:34

Introductions: Mike Redling 6:34

Tom Brunner – President, Mike Redling – Vice President, Greg Glazner – Treasurer, Craig Brown MAL, Tim Walls MAL, Leslie Rose MAL, Ray Faccenda, MAL (member at large)

Appointed Secretary – Jan Glazner

Matt Schafer – Parliamentarian, Jennifer Hill – Attorney (Rosehill Law)

Association Manager: Gayle Duff, Assistant Association Manager, Adam Gomez and Maria Garcia PM from Bell Anderson and Associates.

Credentials Report and Establishment of Quorum: Mike Redling. 6:35. Quorum reached.

Adopt Meeting Rules: 6:36 Vote taken, affirmative prevailed, Rules adopted.

Adopt Meeting Agenda: 6:36. Vote taken, affirmative prevailed, Agenda adopted.

Approval of 2023 Annual Meeting Minutes: 6:37 Vote taken, affirmative prevailed, Minutes approved.

Security Report: Mike Redling. 6:38. Presentation of the duties and requirements of the Twin Lake security officers. Reminded homeowners to Call 911 in an emergency. Security officers serve as a deterrent, observe and report and carry no firearms, tasers or other weapons. As of August 26, the contracted security company was changed from Securitas to Pacific Coast Security. Security can be reached by calling the number on the website, calling the HOA office or the phone number listed on the security cars.

Question from Jon Lackey: Neighbors house was broken into. Security was called but received no response.

Mike Redling: The incident occurred under the old company and the new company is providing better service.

Jon Lackey: Voiced concern that when vacation checks are being completed that the officers may be watched, and thieves move in after the officer leaves.

Mike Redling: There have not been any reports of homes being broken into after the vacation check.

Introduction of Brian Klinge, Commanding Officer with the Federal Way Police Department. Guidelines for reporting were to Call 911, take care of your neighbors and know the normal routine of your neighborhoods. He further explained that 911 calls are prioritized and that there is a legal process for some calls such as vehicles parked for extended periods of time.

Jon Lackey: Is there a difference if the 911 call is made from a cell phone or a landline. The answer was "No."

Jeff Larson: How does Federal Way distribute police officers? Response: there are 4 sectors and officers are assigned to each section for a year, so they get to know the residents and neighborhood. Presently there are 150 officers with the possibility of addition an additional 4 officers; 72 officers are assigned to patrol.

Damara Acosta: Is something being done to stop the speeding on 320th. Response: Yes, they are working on the problem. Also asked about the house with drug activity. Response: He could not comment on ongoing investigations.

Fred Vinton: Are other HOA's using video surveillance. Response: Yes, and it is helpful in tracking vehicles.

Jan Glazner: Is community service used as a sentencing, like cleaning up trash, etc. Response: Not as a chain gang type service but requiring volunteering at the YMCA or other organization is utilized.

Fiscal Year 2025 Draft Budget Presentation: Greg Glazner 7:07. HOA is running on a balanced budget. Reserve money is being utilized to replace tables, benches and concrete pads. Less money will be going to Reserve but new assets may adjust how much we need to contribute. If an adjustment is indicated by the reserve study, that adjustment will be made to the 2026 budget.

The association uses FDIC insured CDARs to invest funds not currently allocated. Through August 31, we have earned approximately \$7,700 in interest.

Volunteer hours are a huge cost reduction for the association and encouraged more homeowners to volunteer.

Candidate Introductions by Mike Redling at 6:33 and by Tom Brunner at 7:22

Craig Brown has served on the ACC committee and in addition has served on the board for 3 years.

Ray Faccenda has lived in Twin Lakes for 30 years, is recently retired and has never served on a homeowner's board.

Open Polls and Cast Ballots: 7:23

Begin Counting Ballots: 7:23

President's Message: Tom Brunner. 7:35. Opened the question and comment period.

Member Question and Comment Period (45 min):

Jay Larson: Concerned about the number of adult homes. There are 5 around his property. Concerned about access for first responders, property values and asked if there are limits to the number of adult homes allowed by the HOA.

Response: The HOA cannot limit the number of adult homes or rentals as mandated by Washington State Law. There are CC&Rs prohibiting home business. The adult homes and rentals must follow the same rules and regulations of the HOA. Suggested writing to lawmakers for law changes.

Coralee Owsley: Voiced similar concerns but added that these adult homes are businesses. "They do not do this out of the goodness of their heart." She is a longtime resident, and her neighborhood is very different from what it was.

Nancy Herman: Do we know how many are rentals?

Response: Do know rentals owned by corporations. In addition, ADUs are not allowed but the State may allow in the future.

Brenda Colbert : Voiced concern about house in disrepair near her. Fence has fallen down exposing tall weeds in the backyard. Property may be owned by a previous board member. Also requested signs to prevent damage to the glider in Ponce de Leon Park. It is being used as a swing and not a glider.

Russ Field, Div. 5: Regarding park rejuvenation, has requested a map of the project and has not received it from the board. Wanted to know if there was any regulation or law that would prevent a homeowner from obtaining it.

Response: Jennifer Hill explained records request.

Russ Fields, Div. 5 continued: Further response by Tom that no map is available, and he offered to walk the project area with Russ. Also reminded everyone that the HOA Board is not allowed to discuss HOA business at any other time than at regular established meetings. Homeowners are welcome to attend the meetings. The Executive Session is limited to board members only as it pertains to decision making regarding assessments, etc. Minutes are posed of the monthly meeting after they have been approved by the Board. Decisions to spend money are not taken lightly and lowest bids are chosen.

Heidi Zimmerman: Can orange cones at treasure Island be removed. They have been there for past 8 years are not used for goose control.

Response: Did not see why they could not be removed and will look into it.

Joy Ann: Is it illegal to park on the street.

Response: It is not illegal to park on the streets. They are owned by the City of Federal Way. There is a time limit.

Fred Vinton: Wondered if converting undeveloped land behind the school as an RV storage park was still a consideration.

Response: Restrictions from the city would both solve and create problems. The HOA has time limits for parking boats and RVs which override the city. If over 48 hours a permit is required and can be obtained at the HOA office.

Jon Lackey: Acknowledged Gayle Duff for her good work taking care of matters brought to her attention.

Response: Confirmation and applause.

Unidentified Homeowner: Can I remove the old, broken-down Federal Way Mirror newspaper bin on their cul-de-sac.

Response: Yes.

Unidentified Homeowner: Who to contact about getting another Little Library stand in the other parks.

Response: there are no plans to add additional Little Library stands.

Callie Huston: Requested to be added back to the Park Project Committee. She has been deleted. She spoke on behalf of the moms that take their children to the park regularly that the geese pose a serious problem for children and pets. Action needs to be taken. The volunteer that sweeps daily is beginning to feel taken advantage of.

Response: HOA had a signed contract with Fish and Wildlife to remove the geese. A couple of homeowners objected and derailed the removal. Fish and Wildlife did not want to be involved in community disputes. Federal Way, SeaTac and Auburn have a zero-tolerance policy for geese and are removed. Asked homeowners to call Fish and Wildlife.

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

Heidi Zimmerman: Are there regulations for putting a shed in the back yard.

Response: Yes, size requirement is 8x8x8. Request in writing and include a plat map, materials to be used and paint color. The form is on the website.

Rus Field: When is the next Board Meeting?

Response: Next Wednesday, September 25 at 6:30. Board meeting will be primarily to assign positions.

Call for Tellers Report: 8:12

- Number of ballots cast – 33
- Number of absentee ballots – 138
- Illegal ballots – 10

Candidates

- Craig Brown number of votes – 148
- Ray Faccenda number of votes – 153

2025 Budget

- Approve number of votes – 160
- Reject number of votes – 14

Meeting Adjourned: 8:13