



**Twin Lakes Homeowners Association
BOARD OF DIRECTORS' MEETING September 24, 2025, 6:30
MINUTES**

Call meeting to order @ 6:30PM

Board Members Present; Tom Brunner, Greg Glazner, Tim Walls; Craig Brown, Mike Redling, Ray Faccenda, Kathy Franklin and William Herbert

Board Members with Excused Absence; Leslie Rose

Homeowners Present: Russ Fields & Jan Glazner, Eileen and Michael Wyche

Bell Anderson Association Manager Gayle Duff

Secretary's Report- Ray Faccenda

1. August Minutes: Tom Brunner brought a motion, and Ray Faccenda seconded the motion to incorporate the August minutes draft into the record. The motion passed unanimously.

Homeowners Forum, each homeowner will be given 2-3 minutes to share their comment or concern. The Board will not respond at this time but will agenda the discussion for a future meeting. The remaining meeting will be conducted by Board members only; owners are invited to listen.

Jan Glazner has Ponce de Leon improvement suggestions that she would like to share. She was advised to send them Gayle Duff.

Eileen and Michael Wyche had a recent OTBH and appeared before the board to discuss their case and to demonstrate the importance of resolving the matter.

Presidents Report-Tom Brunner

Tom opened discussion of the 2025-2026 officer and committee assignments. After discussion the 2025-2026 HOA officers will be as follows:

President: Tom Brunner

Vice President: Craig Brown

Finance: Greg Glazner

Secretary: Ray Faccenda

Appointed Secretary Backup: Jan Glazner

A motion was brought for Leslie Rose to fill a vacant 2-year board position. The motion passed unanimously.



Treasurers Report – Greg Glazner

1. August Financials: No questions
2. Greg made a motion to rollover and expiring \$83,000 CDAR. Tom Brunner seconded the motion and the board voted unanimously to roll over the subject CDAR.

PM Report-Gayle Duff

Reminder that a free short seminar is being offered regarding changes in Washington law impacting HOA's. October 8 @ 6:30 at the Kent Commons, 525 4th Avenue N, Kent, WA. All board members are invited to attend to learn more about this subject changing.

Committee Reports and New Assignments:

1. **Security-Patrol;** Ray Faccenda and Tom Brunner
2. **ACC Committee;** Craig Brown, Tom Brunner, Tim Walls and Kathy Franklin
3. **Esthetics;** Craig Brown, Leslie Rose, Jan Glazner and Kathy Franklin
4. **Legal Affairs;** Tom Brunner and Ray Faccenda
5. **Communications, Technology, Office Operations;** Greg Glazner and Brendan Cysewski
6. **Common Grounds, Parks, Lakes;** Tom Brunner, Mike Redling, Leslie Rose, William Herbert, Pat Pomeroy and Cally Huston
7. **Community Events;** Leslie Rose, Tom Brunner, Kathy Franklin and Cally Huston
8. **Elections;** Tim Walls
9. **Strategic Planning;** William Herbert

Ponce DeLeon

- a) Ponce Bridge Rebuild has been completed except for the need to plant a handful of native plants.

Treasure Island/Lake Lorene

- a) Critical areas study. Issue is pending.
- b) Light Pole clean up. Remove from the future list.
- c) Aerators at Lake Lorene. Repairs are pending.
- d) Playground maintenance. We are waiting on playground equipment parts that will be installed by the vendor
- e) Drain /Pump investigation is pending. Alternatives are being examined.

Misc

- a) Geese is a pending matter
- b) Monument sign down at 340th and 42nd PL SW and repairs are being investigated
- c) Walkways reseal 2026 needed. The last reseal was in 2019. Pending matter.



- d) ADA Accessibility at the common area parks will be examined after the new board is in place.
- e) Entrance sign repair 326th and 43rd PL SW with pending repairs.

10. Community Events; Leslie Rose, Tom Brunner, Cally Huston and Kathy Franklin

- a) Schedule for 2025 events
 - A. Holiday Light Contest Judging Dec 19-21
- b) Schedule for 2026 events
 - A. Spring assessment in May 2026
 - B. Popsicles in the park is June 2026
 - C. HOA Picnic 7-11-26
 - D. Garage Sale July 2026
 - E. Annual meeting 9-16-26
 - F. Holiday Light Contest judging December 2026

11. Elections; Tim Walls

- 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) Board Application
 - A. Expiring terms
 - Tom Brunner
 - Greg Glazner
 - Tim Walls

Old Business

New Business

Adjourn Executive Session

Yes

Reconvene Board Meeting following Executive Session

Adjourn to regularly scheduled Board Meeting @8:04PM

Adjourn to next BOD October 15, 2025 @6:30