



Twin Lakes Homeowners Association
Board Meeting
August 19, 2026

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

Excused Absence: Tom Brunner and William Herbert

Homeowners Present: Russ Field and Tricia Arbogast

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Craig Brown at 6:29 pm.

Secretary's Report: A motion by Ray Faccenda was proposed to approve the July 15, 2026, BOD minutes as submitted. The motion was seconded by Tim Walls. A vote was taken. The July 15, 2026, minutes were approved unanimously.

Homeowner's Forum:

Russ Field: Russ expressed concern regarding the underground PSE owned electric supply cables installed throughout the HOA and whether they are near to or at their useful life expectancy. He pointed out a recent Seattle power cable replacement to highlight the cost and general disruption of those projects.

Tricia Arbogast: Tricia inquired about replacing the "Little Library" located at Treasure Island. She also inquired whether there was a status available regarding the sink hole repair being conducted by Federal Way in division 7.

President's Report {Tom Brunner}:

No comments.

Vice President's Report {Craig Brown}:

Craig Brown will fill in the HOA's legal counsel regarding the status of the discussions with Federal Way regarding the critical area's studies at Ponce and Treasure Island. Assistance from counsel with drafting correspondence to the city is anticipated.



Treasurer's Report {Greg Glazner}:

1. No comments on July's financials.
2. No comments on the budget disclosure.

PM Report {Gayle Duff}:

1. Gayle provided an update on the spring assessment.

Committee Reports:

Security {Ray Faccenda}: Provided recap of security related activity within the association since the 7-15-26 BOD meeting. A new security officer to the HOA's account is currently undergoing training.

ACC {Craig Brown}: The volume of submissions remains seasonally high.

Esthetics {Craig Brown}: Working through spring assessment issues.

Legal Affairs: No comments.

Communications and Technology: No comments.

Common Grounds:

Ponce DeLeon:

- a) Critical areas project is pending. The board is searching for a landscape professional who will develop a lakeside landscaping plan.
- b) Cancelling of the administrative review request with Federal Way is planned.

Treasure Island:

- a) Critical areas project at Treasure Island is pending. The board is searching for a landscape professional who will develop a lakeside landscaping plan. An inquiry to legal counsel regarding notice to lakeside homeowners regarding wetland buffers at TI and Ponce is needed.
- b) Drain/Pump project is pending.
- c) Greg Glazner has been doing battery replacements on Security Cameras at Ponce and TI. He can continue to do the battery replacements for the short term till a permanent replacement is found. Make inquiry to Pierce County Security.
- d) Light on light pole is out. Pending.
- e) Hillside Park irrigation line is also pending. Parts are on order.



- f) Shed roofs need cleaning. Consider hiring a contractor for regular maintenance.

Community Events:

Schedule for 2026 events:

- a) Annual Meeting September 16-2026
- b) Holiday light judging December 18-21, 2026.

Elections:

- a) Annual Meeting 9-16-26 @6:30 @TLG&CC

Strategic Planning {William Herbert}: No comments

New Business: None presented

Old Business: None presented.

Executive Session: Craig Brown brought a proposal to adjourn to executive session that Tim Walls seconded. A vote took place. The board voted unanimously to move to executive session. Adjourned to Executive Session at 7:17 PM. Back in regular session 7:46 PM.

A resolution request was proposed for 04095. A vote took place. The resolution proposal was unanimously approved by the board.

A resolution request was proposed for 08050. A vote took place. The resolution proposal was unanimously approved by the board.

A proposal was made to send a second letter to 03029. A vote was taken. The sending of a second letter was unanimously approved by the board.

A proposal was made whether to respond to the resolution proposal reference 03082. The proposal was to defer a response at this time so that individual board members can visit the location to assess the specific conditions. A vote was taken. The board voted unanimously to defer action till the board member's assessments can take place.

Meeting adjourned at 7:57 PM.

Next Board Meeting: September 23, 2026, at the HOA office 3420 SW 320th ST suite B-3