



Twin Lakes Homeowners Association

Board Meeting

January 15, 2025

**Board Members Present:** Tim Walls, Leslie Rose, Craig Brown, Mike Redling, Ray Faccenda, and Greg Glazner

**Board Member Excused Absence:** Tom Brunner

**Homeowners Present:** Russ Fields, Jan Glazner and Mike Holmes

**Bell Anderson Association Manager** Gayle Duff

Meeting Called to Order at 6:25 PM by Craig Brown.

**Secretary's Report:** Motion by Craig Brown to approve November Minutes as submitted. Seconded by Ray Faccenda. Vote taken, no opposition. Motion passed. Minutes approved.

**Homeowner's Forum:**

Mike Holmes discussed the recent vandalism at Ponce and suspected loitering and or criminal activity at the same location. The advice to the homeowner was to call security or the Federal Way police as needed.

Russ Fields asked for clarity of the number of park benches that are planned to be moved from treasure Island to Ponce. Two was number to be moved.

Russ Fields mentioned the tree planting requirement by Federal Way, and he was advised that the required trees will be planted when seasonally appropriate.

Russ Fields expressed concern regarding his concerns regarding the language used in the board's response to his inquiry regarding the move to a modified accrual accounting policy. It was also confirmed that should the HOA decide to move from the modified accrual policy in the future it would not be precluded from doing so.

**Presidents Report {Craig Brown}:**

The golf club has a new president who would like to coordinate with the HOA on issues of common interest {the geese were mentioned}. A meeting between board members and the club president is anticipated.



### **Treasurer's Report {Greg Glazner}:**

There were no questions regarding the as of 12-31-24 HOA financials.

**It was proposed that a \$50,000 CDAR be purchased and that sum moved from operating to capital. Greg Glazner brought a motion that was seconded by Tim Walls. The motion passed unanimously.**

### **PM Report:**

1. It was confirmed that the landlord will not financially assist with a replacement HVAC system for the HOA office. Greg Glazner brought a motion that Tim Walls seconded to install a heat pump unit at a cost of \$3960. The motion passed unanimously.
2. A new computer workstation purchased at a cost of \$1,500 has been approved and is in process.
3. At the time of the meeting the Treasure Island footbridge removal and the 21<sup>st</sup> wall damage projects are open and not completed.

### **Committee Reports:**

#### **Security-Patrol {Mike Redling, Tom Brunner, Ray Faccenda}:**

1. We have engaged with Decatur High School regarding students parking in adjacent HOA area streets. Complaints of littering and trash cans being moved were noted. We are working with the appropriate staff at the school and with the city on the issue.

#### **ACC {Craig Brown, Tom Brunner, Tim Walls}:**

No new business

#### **Esthetics {Craig Brown, Tom Brunner, Tim Walls}:**

No new business

#### **Legal {Mike Redling, Tom Brunner, Ray Faccenda}:**

No new business

#### **Communications, Technology, Office Operations {Leslie Rose, Brendan Cysewski}:**

No new business

#### **Common Grounds, Parks, Lakes {Tom Brunner, Mike Redling, Leslie Rose, Greg Glazner, Pat Pomeroy, Cally Huston}:**

1. The installation of the new benches and picnic tables has been completed at Treasure Island. Moving two benches to Ponce de Leon is pending.



2. Two new “No Swimming Sign/Geese Feeding” signs will be installed at Treasure Island.
3. The homeowner installed footbridge is still installed at Treasure Island was discussed. The proposal that the HOA will bear the \$2,000 cost to have the bridge removed was approved at the December meeting. Scheduling the work is still pending.
4. Engagement with Federal Way is anticipated regarding the footbridge replacement at Ponce.
5. The feasibility of installing a seasonal geese deterrent barrier at Treasure Island is being investigated.

**Community Events {Leslie Rose, Tom Brunner, Cally Huston}:**

Schedule 2025 Events:

- Spring Assessment 5/17 thru 5/25
- Work party 6/7
- Popsicles in the Park June TBD
- HOA Bar-B-Que 7/12
- Garage Sale 7/25 to 7/26
- Annual Meeting 9/17
- Holiday Light Judging 12/19 to 12/21

**Elections {Mike Redling}:**

No business

**Old Business:**

None.

**New Business:**

None

**Executive Session:** None

**The meeting was adjourned at 7:38 PM.**

**Next Board Meeting, March 19, 2025**