



Twin Lakes Homeowners Association

Board Meeting

May 21, 2025

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

Board Member Excused Absence: None

Homeowners Present: Jan Glazner, Mike Holmes, Rizwan Rizwi, Tom and Crystal Moehlman

Bell Anderson Association Manager: Gayle Duff

Meeting Called to Order at 6:37 PM by Tom Brunner

Secretary's Report: Motion by Tom Brunner to approve April's Minutes as submitted. Seconded by Mike Redling. Vote taken, no opposition. Motion passed. Minutes approved.

Homeowner's Forum:

Rizwan Rizwi representing a nonprofit that owns a home indicated that there is an outstanding fee issue that he would like to resolve. The Board will direct the matter to the appropriate party for response to Mr. Rizwi's inquiry.

Tom and Crystal Moehlman asked about the chain link fence along 320th Street and across from the Twin Lakes Elementary School. Crystal indicated that the fence obscures her view when turning onto 320th. Crystal was informed that the fence was installed by the city of Federal Way and that she should inquire with the city of that subject. Crystal and Tom inquired about the geese barrier at Treasure Island Park. Since they had arrived well over an hour after the meeting had been initiated and the subject had been discussed extensively earlier, they were invited to attend the June meeting to provide their time allotted comments.

Jan Glazner suggested coordinating lake treatments with the City of Federal Way.

The Board received copies of a memo from a homeowner and the owner's request to read the memo into the record. It was moved by Tom Brunner and seconded by Greg Glazner to not read the memo into the record. The Board voted unanimously to not comply with the owner's request. **Homeowners are always welcome to attend the monthly board meeting to share their allotted time comments.**

Presidents Report Tom Brunner:

A meeting on 5-13-25 was attended by Tom Brunner, Mike Redling and Craig Brown on behalf of the Twin Lakes HOA and on behalf of the City of Federal Way Mayor Jim Farrell, the city attorney, and the director of parks. The subject of the meeting was concerns from both parties regarding city actions related Treasure Island and Ponce De Leon parks. Dialogue with the city will continue on the issue.

A vote was proposed on whether the geese barrier currently installed at Treasure Island and Ponce De Leon should be removed. The board voted unanimously to remove the barriers.

A vote was taken on whether to procure estimates from a qualified wetlands specialist regarding a critical areas report. The board voted 6-1 in favor of starting the process of procuring estimates from wetlands specialist for a critical areas report.

Treasurer's Report Greg Glazner:

1. No comments on the April financials.
2. The reserve study results are pending.
3. A dues increase is likely necessary in 2026 or 2027.

PM Report:

The auto insurance renewal is pending.

Committee Reports:

Security-Patrol; Mike Redling; Tom Brunner, Ray Faccenda:

A security guard who left has returned as part of Securities regular staff.

ACC; Craig Brown, Tom Brunner, Tim Walls:

No new business

Esthetics; Craig Brown, Tom Brunner, Tim Walls:

The Spring assessment started on 5-17-25.

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

- Ponce bridge rebuild is pending. Bids are currently being procured from 3 contractors.
- Two new benches for Treasure Island are close to being shipped.
- Aerators repairs are pending

Community Events; Leslie Rose, Tom Brunner, Cally Huston

1. Schedule 2025 Events:
 - Spring Assessment 5/17 through 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:

1. Annual Meeting 9-17-25 @6:30 @ TLG&CC.
2. Approve Budget @ July BOD Meeting on 7-16-25.
3. New Board members interview to be completed by 7-17-25.
4. Mail annual notice by 8-14-25.
5. Expiring terms; 2025

• Mike Redling • Leslie Rose

• Russ Field resigned seat

• Brendan Cysewski resigned seat, BOD may appoint 2027 remaining term

Old Business:

None.

New Business:

None

Executive Session: Yes

The meeting was adjourned at 8:10 PM.

The next BOD Meeting is June 18th at 6:30