



Twin Lakes Homeowners Association
Board Meeting
November 20, 2024

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

Homeowners Present: Russ Fields, Jan Glazner

Bell Anderson Association Manager: Gayle Duff

Meeting Called to Order at 6:28 PM by Tom Brunner.

Secretary's Report: Motion by Tom Brunner to approve October Minutes as submitted. Tim Walls indicated he attended the 10-16-24 Board meeting. The minutes were amended to reflect Tim's attendance. Seconded by Tim Walls. Vote taken, no opposition. Motion passed; Minutes approved.

The board discussed a policy regarding amending minutes. Decided owners need to be in attendance to request minutes be amended. Formal policy will be added to the Board of Directors Policies.

Homeowner's Forum:

Russ Field inquired whether a wetland report will be commissioned as per the 10-15-24 minutes. Tom Brunner clarified that a wetland report will not be commissioned.

Presidents Report {Tom Brunner}:

Tom Brunner discussed some of the City of Federal Way's building permit processes.

Treasurer's Report {Greg Glazner}:

It was proposed that the board members review the draft document called the "Proposed Financial Controls" document dated 8-6-24, make comments, and be prepared to consider action on that document at the 12-18-24 board meeting.

The document titled "Twin Lakes HOA Financial Condition as of 31 Oct 2024" was reviewed. The financial condition of the HOA was noted to be strong. It was noted that the proposed transition to a modified accrual accounting methodology was ongoing.

PSE is offering at no cost to modify the HOA's streetlights. Modification would allow for customized dimming of the lights and would provide an automatic bulb replacement notification. A motion to accept PSE's modification proposal was made by Greg Glazner. Seconded by Tom Brunner. A vote was taken, and it was approved without opposition.

PM Report:

1. Corporate Transparency Act registration continues for individual board members
2. Homeowner proposal to collect food and diapers in the park to coordinate with the So. King County Santa Parade. Motion to allow collection of diapers in the park was brought by Tom Brunner and seconded by Greg Glazner. Vote taken, no opposition, motion passed.



Committee Reports:

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

1. The new city of Federal Way RV ordinance was discussed. The city will require a 48-hour permit to be issued by the city when RVs are parked on the street. The city has encouraged Twin Lakes security to report violators via the “Eyes on Federal Way” app.
2. Procedures are being considered to streamline the reporting of security incidents.
3. A review of how security patrol hours are customized based upon Federal Way police crime data took place.

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

No new business and no questions.

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

1. Security will keep an eye out for remaining political signs.

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

No new business

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

1. The latest association newsletter has been completed.

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.
2. Replacement “No Swimming Sign” at Treasure Island was discussed and is in process of completion.
3. The homeowner installed footbridge is still installed at Treasure Island. The Board continues to work with the homeowner on removal.
4. Two of the benches installed at Treasure Island will be removed and reinstalled at Ponce De Leon.
5. A second repair/replacement bid for the bridge at Ponce De Leon needs to be obtained.
6. Glider at Treasure Island with the slightly out of plumb supports may be a minor aesthetic issue but there is no evidence of diminished structural support. No action is needed.
7. Motion to demo a portion of the damaged wall on 21st Street was brought by Tom Brunner and seconded by Craig Brown. A motion was brought, and a vote took place and the passed without opposition.



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

1. 2024 holiday light judging will take place on 12-13 and 12-14-24. Judges were appointed.
 - a) Div. 1 Jan Glazner
 - b) Div. 2 Greg Glazner
 - c) Div. 3 Craig Brown
 - d) Div. 4 Ray Faccenda
 - e) Div. 5 Tom Brunner
 - f) Div. 6 Tom Brunner
 - g) Div. 7 Ray Faccenda
 - h) Div. 8 Tim Walls
 - i) Div. 9 Leslie Rose
 - j) Div. 10 Leslie Rose
2. Schedule 2025 Events:
 - Smores in the Park: Tentatively scheduled for 2/15. Cost and equipment issues are being reviewed.
 - 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 8:26 PM.