



Twin Lakes Homeowners Association

Board Meeting

February 19, 2025

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

Board Member Excused Absence: None

Homeowners Present: Russ Fields, Jan Glazner and Mike Holmes

Bell Anderson Association Manager Gayle Duff

Meeting Called to Order at 6:30 PM by Tom Brunner

Secretary's Report: Motion by Tom Brunner to approve January Minutes as submitted. Second, by Craig Brown. Vote taken, no opposition. Motion passed. Minutes approved.

Homeowner's Forum:

Mike Holmes provided his thoughts on the adequacy of the current reserve calculation and a historical perspective of the same. He offered to share the information he has accumulated with the members of the board. An interest was expressed in reviewing Mikes's information.

Russ Fields asked for an update on the orange cones that are installed at Treasure Island and was informed the cones have been removed. Russ also asks for clarification regarding a hand drawn map attached to a Patton Construction bid for work at Treasure Island. The Board will investigate the drawing and get back to Russ later.

Jan Glazner informed the Board that an unknown party has been allowing their dog to defecate on sidewalks in Division 1 and she inquired about the possibility of a cleanup to the impacted sidewalks. Action is deferred pending further investigation.

Presidents Report Tom Brunner

Tom indicated that contact has been initiated with Fish and Wildlife regarding the geese at Treasure Island issue and that a meeting with representative parties is expected at a future date.

Treasurer's Report Greg Glazner:

There were no January financials to review. Bell Anderson is still working on transitioning to the new software.

Greg reported that 2 CDAR's more than \$40,000 matures effective 3-1-25 and that 1 CDAR in the amount \$58,000 matures effective 3-7-25.

Tom brought a motion to rollover the CDAR's maturing on 3-1-25 for an additional 12-month period. Craig seconded and the motion passed without opposition.

Tom brought a second motion to rollover the CDAR maturing on 3-7-25 for an additional 12-month period. Craig seconded and the motion passed without opposition.

Greg brought a motion to purchase and install two new park benches {identical to the benches recently installed at Treasure Island} at Ponce. Craig seconded and the motion passed without opposition.

PM Report:

The installation of the new heating unit at the HOA's offices has been completed.

Committee Reports:

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

Mike indicated that a security officer reports that a car aggressively shined its headlights at the security vehicle while the guard was on patrol in Division 8 near the intersection of 44th Place SW and SW 323rd Street.

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:

Mike was able to confirm with his sources at the city of Federal Way that the cul-de-sac in Division 8 impacting lots 54-64 is a "Private Road" and has been since initial development of the division.

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. We have been in contact with Fish and Game regarding the geese at Treasure Island and a meeting with the representative parties is anticipated.
2. The temporary fencing has arrived and is ready for installation. Gayle will investigate the landscaper completing the installation.
3. Bollard pathway repair and enhancement at Ponce is pending.
4. Monument sign repair at 240th/42 Place is pending.

A. 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

A discussion took place regarding an incentive strategy to encourage volunteering at community events. Options will be considered.

Elections Mike Redling:

No business

Old Business:

None.

New Business:

None

Executive Session: Yes

The meeting was adjourned at 8:12 PM.

