Twin Lakes Homeowners Association
Board Meeting
October 21, 2026

Board Members Present: Tim Walls, Kathy Franklin, Craig Brown, Ray Faccenda, Donovan Barton, Tricia Arbogast, Tom Brunner and Leslie Rose

Excused Absence: William Herbert

Homeowners Present: Russ Field

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Tom Brunner at 6:28 pm.

Secretary's Report: **A motion by Ray Faccenda was proposed to approve the September 23, 2026, BOD minutes as submitted. The motion was seconded by Craig Brown. A vote was taken. The September 23, 2026, minutes were approved unanimously.**

Homeowner's Forum:

Russ Field: Russ suggested that items without any action for an extended period should be removed from the BOD agenda so that the agenda more accurately reflects current board business.

Russ also indicated that as per input from the 2026 annual meeting that additional clarity on the HOA financials would be appreciated.

President's Report {Tom Brunner}:

A discussion took place regarding the benefits of CAI membership and that whether the membership should be renewed for 2026-2027. A vote took place and the board voted unanimously to renew the membership for 2027-2027.

Vice President's Report {Craig Brown}: No comments

Treasurer's Report {Donovan Barton}:

1. No comments on September's financials.

2. Criag Brown suggested that more clarity of reserve fund expenditures would be appreciated.

PM Report {Gayle}:

1. Gayle will be out of the office of the week of the 26th of October but back in on 10-28-26 to provide front desk coverage.
2. Bell Anderson and Associates and the TLHOA office will be closed for Thanksgiving on 11/26 and 11/27/26 and closed starting 12/24 @ noon till 1/2/27.

Committee Reports:

Security {Ray Faccenda}: Provided recap of security related activity within the association. A report highlighting security service activity was reviewed and discussed. The report was determined to be useful in keeping the membership up to date on security patrol activity and will be integrated onto the association's website monthly

ACC {Craig Brown}: Succession planning will be a focus in the upcoming year. No comments.

Esthetics {Craig Brown}: Succession planning a focus for the upcoming year. No comments

Legal Affairs: No comments.

It & Office Operations: No comments.

Common Grounds:

Critical areas/shoreline landscape plan discussed for both Ponce and Treasure Island. It was determined a permit with FW was not necessary for the design and installation of a native vegetation buffer around Ponce and Lake Lorene. A landscape plan will be developed and submitted to FW for permission install the specified native vegetation.

Tom Brunner brough a motion to move ahead with the agreed development of the landscape plan for Treasure Island and Ponce to be submitted to FW for permission to install. Craig Brown seconded the motion. A vote took place. The board voted unanimously to proceed with the landscape plan and seeking FW's permission to install.

Ponce DeLeon:

Treasure Island:

1. Sump Pump/Electrical. One bid was obtained at a cost of $21,139. The project is extensive and would require significant trench work to lay new electrical cable. Action was deferred on the matter, and an attempt will be made to get a second bid for the project.
2. Irrigation disconnect was replaced.

Community Events:

Schedule for 2026 events:

1. Holiday light judging December 18-21, 2026.

Schedule for 2027

1. Spring assessment May 21-28
2. Work Party June
3. Popsicles in the Park TBD
4. HOA Bar-B-Que July 10
5. Annual Meeting
6. Holiday light contest

Elections {Tim Walls}: No comments

Engagement & Strategic Planning {William Herbert/Tricia Arbogast}:

a) Consider sending out a new survey
b) Look for ways to better engage membership through social media.

New Business: No comments.

Old Business: None presented.

Executive Session: The board voted to adjourn to Executive Session at 7:30 PM. The board voted back in regular session 8:03 PM.

A request to waive legal fees related to 01090 was considered. A vote took place. A proposal to not waive the subject fees was unanimously approved by the board.

A resolution request was proposed for 03082. A vote took place. The resolution response was unanimously approved by the board.

Meeting adjourned at 8:05 PM.

Next Board Meeting: November 18 , 2026, at the HOA office 3420 SW 320th ST suite B-3