



Twin Lakes Homeowners Association

Board Meeting
October 16, 2024
Draft

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

Management Company Present: Gayle Duff Association Manager

Homeowners Present: Russ Fields, Jan Glazner and Mike Holmes
Meeting Called to Order at 6:28 PM by Tom Brunner.

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

Homeowner's Forum:

Mike Holmes presented his reserve fund analysis and expressed concern about the current sufficiency of the reserve funding strategy. The Board was encouraged to consult with a reserve fund specialist for the 2026 budget cycle.

Russ Field inquired whether a reserve increase over current levels was anticipated. Tom Brunner indicated that an increase should be expected.

Presidents Report:

Tom Brunner indicated Board members have been and will be in contact with the city of Federal Way related to their cease activity order posted Treasure Island Park.

Treasurer's Report:

September Financials: no questions, comments, or amendments.

No funds transfers were needed at this time.

PM Report:

Providing the necessary information on the individual Board members as required by the Corporate Transparency Act was discussed. Tom Brunner brought a motion to retain an independent resource at a cost of \$200 to enter the required information on behalf of the individual Board members. Tom Brunner brought the motion. Vote taken, no opposition. Motion passed.

Discussion took place regarding obtaining membership in the CAI Institute at a cost of \$305 per year. The CAI is an educational and lobbying organization for community associations and they are aggressively working to limit the scope of the Corporate Transparency Act. Tom Brunner brought a motion for the Twin Lakes Homeowner's Association to join the CAI. Vote taken, no opposition, motion passed.

Committee Reports:

Security-Patrol: Training of the new company continues. Discussion regarding the placement of either a battery or USB powered dash cam took place. Cost was cited as less



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than \$100. Tom Brunner brought a motion to install a dash cam in one security vehicle. Motion was seconded by Craig Brown. Vote taken, no opposition, motion passed.

ACC: No new business and no questions.

Esthetics: No new business and no questions.

Legal: No new business and no questions.

Common Grounds:

1. The damaged wall and sign near the 21st Street entrance was discussed. Patton has submitted a bid of \$4388. Causality was discussed as were several options. No action was taken at this time.
2. Replacement "No Swimming Sign" at Treasure Island was discussed.
3. The homeowner installed footbridge is still installed at Treasure Island. The Board continues to work with the homeowner on removal.

Community Events:

4. The need for new signs for the Christmas decorations contest was discussed.
5. Leslie has some preliminary ideas on the "Smores" event. Notice to the community after 1-1-25.

Elections:

Continuing focus regarding the recruitment of new members for the Board. We have seven members on the Board currently and nine members is the full complement of members.

Old Business:

A homeowner has agreed to pay for a new bench at Treasure Island. A plaque has been ordered and will be installed on the bench.

New Business:

Consulting firms are being identified and bids procured to do a wetland study at Lake Lorene-Treasure Island.

Executive Session: Yes. Session ended at 7:47PM

The meeting was adjourned at 7:55 PM.

Next BOD Meeting November 20, 2024