



Twin Lakes HOA Annual Meeting Minutes September 17, 2025

Call to Order: Craig Brown at 6:32 PM

Appoint Meeting Chair: Craig Brown was nominated

Introductions: Craig Brown at 6:34 PM

Tom Brunner – President {excused absence}; Mike Redling MAL; Greg Glazner – Treasurer; Craig Brown – Vice President; Tim Walls MAL {excused absence}; Leslie Rose MAL {excused absence}; Ray Faccenda-Secretary

Meeting Secretary-Ray Faccenda

Matt Schafer - Parliamentarian, Jennifer Hill - Attorney (Rosehill Law),

Association Manager- Gayle Duff; Maria Garcia- Residential Manager; Jennifer Corp- General Manager; and Natasha Tanev-Assistant Association Manager PM from Bell Anderson and Associates.

Credentials Report and Establishment of Quorum: Craig Brown at 6:37 PM. A quorum was reached.

Adopt Meeting Rules: 6:38 PM. Vote taken, affirmative prevailed, rules adopted

Adopt Meeting Agenda: 6:39 PM. Vote taken, affirmative prevailed, agenda adopted.

Approval of 2024 Annual Meeting Minutes: 6:39. Vote taken affirmative prevailed.

Security Report: 6:41 PM. Mike Redling described the duties and responsibilities of the contracted security services. He provided annual details on the incident frequency recorded by the security service company. Mike introduced Commander Jed Tan of the Federal Way Police Department.

Commander Tan: Described his background and thanked the homeowners for their

continued positive community engagement. Commander Tan then fielded question from the homeowner's present.

Homeowner Question: Is FWPD still seeing illegal marijuana grow operations?

Commander Tan indicated that they still occur but at a somewhat diminished frequency compared to a few years ago. He indicated that it is the policy of the FWPD to utilize law enforcement tools available to them and to prosecute the operators and owners of these homes.

Homeowner Question: The homeowner inquired about the frequency of home break-ins. Commander Tan indicated that the frequency of break-ins has diminished.

Homeowner Question: A homeowner asked Commander Tan had data that would contrast frequency in an HOA like Twin Lakes with a private security patrol and a similar HOA like Stonebrook that did not have a security patrol. Commander Tan did not have any relevant statistics on this inquiry. Secretary Ray Faccenda indicated that the homeowner could review crime mapping data on the FWPD website. Commander Tan indicated that the crime map is regularly and accurately updated.

Homeowner Question: Homeowner made an inquiry with Commander Tan regarding the frequency of mailbox thefts. Tan indicated that they still occur but are less frequent in the past due to the prevalence of direct payments.

Homeowner Question: An inquiry was made regarding a homicide that took place on Hoyt Road a few years ago. Tan indicated that a conviction was obtained. The same homeowner inquired about parking violations and vehicles being worked on at 43rd 21st SW and 320th. Mike Redling responded that he was aware of the parking issues and that the residence's responsible are not within the jurisdiction of the HOA so enforcement would be with FWPD. Mike Redling further advised those in attendance that it was important not to dump liquids in the storm drains since the fluids eventually ends up in Ponce and Lake Lorene.

Homeowner Question: It was indicated that bushes located at 36th Ave SW and 320th partially obstructs traffic on 320th. Mike Redling indicated that the bushes on the country club's property and the homeowner was encouraged to bring the issue to the attention of the country club manager. Commander Tan indicated that the city likely lacks jurisdiction regarding the bushes.

Homeowner Question. The homeowner had concerns regarding speeding, street racing, and other criminal activity on Hoyt Road. The homeowner was pleased with the freshly installed street lighting but was concerned that the various issues continue the road. Commander Tan indicated he would investigate the matter.

Fiscal Year 2026 Draft Budget Presentation: 7:23 PM. Greg Glazner presented a summary of the HOA's current financial position. A overview of the inflationary

pressures and other factors was presented and were the basis for the assessment increase in the draft budget from \$111 to \$126 per quarter.

Candidate Introductions: 7:40 PM. Craig Brown introduced candidates William Herbert and Kathy Franklin {not present}.

William Herbert talked about bringing new ideas/fresh perspectives, community outreach and energy to the board.

**Open Polls and Cast Ballots @7:45 PM
Begin Counting Ballots**

Presidents Message: Mike Redling. 7:45. Mike presented an overview of Twin Lakes HOA highlights for 2025 and opened the question and comment period.

Member Question and Comment Period (45min)

Homeowner Question: The homeowner inquired whether the HOA had any power to limit the number of group homes within the association. Jennifer Hill indicated that as per state law a group home is not considered a business, and they cannot be prohibited or limited in number. Group homes are subject to the same ACC and aesthetic rules and regulations as other association members.

Homeowner Question: The homeowner commented that there is a bump in a public roadway that needs repaired. The homeowner was informed that this would be a city of Federal Way issue and was encouraged to make a report on the “Eyes on Federal Way” app.

Homeowner Question: Is it legal to split a single-family home into several rental units and does the HOA have the power to limit the number of individuals residing in the home? Jennifer Hill indicated that recent legislative action prevents the association from limiting conversion of single-family homes into multi-family units or generally limiting the number of residents. It should be noted that building permitting, health and safety regulations may still be applicable.

Russ Fields: Russ read a statement where he encouraged association members to attend the monthly board meetings, and he asked the board to consider reinstating virtual meetings.

Homeowner Comment: The homeowner whose property in on Lake Lorene indicated she noticed a decrease in goose activity when the temporary geese barrier was installed.

Homeowner Comment: The homeowner asked for greater budget transparency and the ability for homeowners to provide input. The homeowner expressed disappointment that more time was not afforded to discuss budget details during the annual meeting. Greg Glazner the two described the detail focused budget working sessions and the board will consider options for enhancing participation at those meetings.

Homeowner Comment: The homeowner commented that a budget summary at the annual meeting was sufficient for most homeowner's needs.

Call for Tellers Report: 8:30 PM

Number of ballots cast-184

Number of absentee ballots-149

Illegal ballots-17

Candidates

Kathy Franklin number of votes-128

William Herbert number of votes-149

2026 Budget

Approve number of votes-147

Reject number of votes-29

Meeting Adjourned : 8:35 P