



Twin Lakes Homeowners Association

Board Meeting

7-16-2025

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

Board Member Excused Absence: Leslie Rose

Homeowners Present: Jan Glazner, Mike Holmes, Russ Fields and William Herbert

Bell Anderson Association Manager: Gayle Duff

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

Secretary's Report: Motion by Ray Faccenda to approve June's Minutes as submitted. Seconded by Tom Brunner. Vote taken, no opposition. Motion passed. Minutes approved.

Homeowner's Forum:

Russ Field: Clarity on the recent replacement transfer of two benches from Treasure Island to Ponce and the change of bench style on the two new benches at TI was requested. The response was that Ponce had a need for a bench upgrade and the change in bench style at TI was for aesthetic and access reasons.

William Herbert: Expressed interest in ideas on how to drive more engagement and increase the positive impressions of the HOA within the community.

Mike Holmes: Expressed that he had a positive recent aesthetic request experience .He also indicated that there is concern about security issues in Division 1 that were recently brought to the Board's attention.

Presidents Report Tom Brunner:

The recent community BBQ at TI was success. Feedback on the entertainment was favorable, and attendance was noticeably increased over last year. Special congratulations to Tom Brunner and Leslie Rose and their involved family members for planning and running the event.

Treasurer's Report Greg Glazner:

1. No comments on the June financials.
2. Tom Brunner made a motion to approve the proposed 2026 budget. Craig Brown seconded. The motion to approve the proposed 2026 budget passed unanimously.
3. Greg Glazner shared a proposed HOA investment policy and asked the board to review for future discussion and potential action.

PM Report:

N/A

Committee Reports:

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

Mike Redling reviewed the open garage door policy with the Board.

ACC; Craig Brown, Tom Brunner, Tim Walls:

Craig Brown indicated we are seeing a significant number of ACC requests. Mostly new roofs and paint.

Esthetics; Craig Brown, Tom Brunner, Tim Walls:

N/A

Legal; Mike Redling, Tom Brunner, Ray Faccenda:

A discussion took place regarding recent abusive behavior on the part of a homeowner.

Communications, Technology, Office Operations; Leslie Rose, Brendan Cysewski:

N/A

Common Grounds, Parks, Lakes; Tom Brunner, Mike Redling, Leslie Rose, Greg Glazner, Pat Pomeroy, Cally Huston

- A motion to rebuild the pedestrian bridge at Ponce was discussed. The low bid is \$16,890 from Charter Construction. Tom Brunner brought a motion to accept the \$16,890 estimate from Charter. Mike Redling seconded. The motion passed unanimously.
- All the benches are now installed at Ponce and Treasure Island.
- Aerator replacement installations are pending.
- Nothing to report on potential Critical Areas.
- Playground maintenance at Treasure Island is pending.

- Drain/sump pump matter at Treasure Island in being investigated.
- No new business on the geese in the parks.
- Repair of monument sign at 340th and 42nd Place is pending.
- A walkway reseal project in 2026 is being investigated.

Community Events; Leslie Rose, Tom Brunner, Cally Huston

1. Schedule 2025 Events:
 - Garage Sale 7/25 to 7/26
 - Annual Meeting 9/17
 - Holiday Light Judging 12/19 to 12/21.
 - 2026 HOA Picnic is scheduled for 7-11-26.

Elections Mike Redling:

1. Annual Meeting 9-17-25 @6:30 @ TLG&CC.
2. Approve Budget @ July BOD Meeting on 7-16-25.
3. New Board members interview to be completed by 7-17-25.
4. Mail annual notice by 8-14-25.
5. Expiring terms; 2025

- Mike Redling • Leslie Rose
- Russ Field resigned seat
- Bredan Cysewski resigned seat, BOD may appoint 2027 remaining term

Old Business:

None.

New Business:

None

Executive Session: Yes

The meeting was adjourned at 7:28 PM.

The next BOD Meeting is August 20 at 6:30