



**Twin Lakes Homeowner's Association  
Board Meeting Minutes  
July 17, 2024**

Board Members Present: Craig Brown, Greg Glazner, Leslie Rose, Mike Redling. Tim Wall excused. Tom Brunner, participated by telephone.

PM: Adam Gomez substituting for Gayle Duff

Homeowner's Present: Russ Fields

Acting President, Mike Redling called the meeting to order at 6:30 pm.

**Homeowner's Forum:** Russ Field reported that the agenda for the meeting was not posted in advance to the July meeting. Discussion clarified that the budget, financials and minutes are posted after approval at the board meeting. Further clarification that that the agenda be posted 24 hours prior to the board meeting including the statement, "subject to change."

Russ Field asked further questions regard the Budget in the "All Other" category.

**President's Report:** Requested motion to approve the June minutes with no changes, additions or objections. Motion to approve minutes made by Mike Redling and Second by Craig Brown. Vote taken, June minutes approved.

**Treasurer's Report:** No additional questions regarding the June financials. Motion by Mike Redling to approve the June financials, Second by Craig Brown. Vote taken, June Financials approved.

Budget for 2025 discussed with Tom Brunner participating via telephone. After discussion, Motion made by Tom Brunner to approve the Budget for 2025 as submitted. Second by Craig Brown. Vote taken, all in favor, 2025 Budget approved.



Further discussion with Tom Brunner regarding upcoming Garage Sale signage and advertising.

**PM Report:** Discussed the problem with the Email blast regarding the fish stocking not being received by everyone. Discussion to create an email blast list on Outlook outside of VMS. Also ask people to opt in to Outlook list to cut down on mail costs. Research will be done to determine the options available to facilitate Outlook list from VMS with as little administrative time and labor as possible. Suggestion made to ask for assistance from Brendan.

#### **Committee Reports:**

**Security:** Not much new. Graffiti has been cleaned by the city. The city tries to clean graffiti reported within 24 hours of notice.

**ACC:** Not a lot of activity to report. Discussion as to the painted red roof with a request for an update.

**Esthetics:** Homeowner violating political flags policy has been notified and will be notified again. The rule is political flags and signs can be placed 30 days before an election and 30 days after. Update will be provided.

**Legal Affairs:** the school district has put up the fence on the pathway and are awaiting the gate. Approximately 8 feet in from the side, a “No Parking, Private Property, Violators will be towed” sign will be placed.

At Treasure Island, walking past sheds, there is a bridge that is not the HOA’s but has been allowed. Requesting Jennifer Hill contact homeowners to remove the bridge as it is an attractive nuisance and has no handrails.

**Communications:** Nothing additional.

**Common Grounds:**



- a) 21<sup>st</sup> Street wall; still waiting for bid from Patton.
- b) Bids approved at last meeting. Concrete reduced cost 5% and Equipment was reduced by \$1,500 for a total reduction of costs of \$5,000.
- c) New sign for TI on display. Placement of new signs are progressing with completion within a short time frame. Wooden signs will also be constructed, routed and replaced.
- d) Monument at 320<sup>th</sup> was hit after a police chase originating in Kent. No damage for the HOA to repair.
- e) Geese Management: Discussion regarding the coyote sighting and subsequent killing of a goose by the coyote. Dogs were discussed as possible deterrent.
- f) Lake status: Fish are stocked at Lake Loraine. Need to purchase floating fish feeder.

**Community events:** Discussion as to how many hot dogs, buns and chips to purchase. Determined to plan for 400. Leslie plans on splitting the alphabet for residents to bring salads, etc. Pinatas, balloons, face painting and bouncy house activities are scheduled.

**Elections:** Ray Faccenda submitted an application to run for the Board. Mike Redling and Greg Glazner interviewed him. After discussion, Tom Brunner made a Motion to temporarily appoint Ray Faccenda to the Board thru August 21 to fill Ian's remaining term and add his name to the ballot for the annual meeting. Second by Craig Brown. Vote taken, all in favor, Ray Faccenda appointed and placed on ballot.

**Strategic Planning;** Report will be updated.

**Old Business:** Nothing additional

**New Business:** Mike Redling reported recurrent staffing issues with Securitas. There have been incidents where no replacement security personnel was provided and several incidents of personnel not completing



the duties as directed. Discussion regarding the possible replacement of Securitas with another company, the 30 day required notice, budget increase possibility with new company, and possible retention of current reliable security personnel. Bids preliminarily requested from two companies. No executive session deemed necessary, Motion to adjourn made by Mike Redling; second by Craig Brown. No opposition, Meeting adjourned at 8:18 pm.