



Twin Lakes Homeowners Association  
Board of Directors Meeting August 21, 2024  
MINUTES

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

Association Manager: Gayle Duff

Homeowners Present: Russ Fields  
Carl Marriett

Meeting called to order at 6:20 pm by Tom Brunner.

July Minutes: Submitted by Jan Glazer, No corrections, additions or questions. Motion to approve July minutes by Tom Brunner, second by Greg Glazner, Vote taken, no opposition, minutes approved.

Homeowners Forum:

Russ Fields asked about Ray Faccenda running for board as well as being appointed to the board. Ray was appointed to vacant seat for the remainder of the vacancy term and is running to fill a vacancy.

Requested board follow up on the lack of maintenance by the country club around the golf course. HOA residents along the course pay an additional fee for the maintenance and the country club is not doing so. Board will follow up and request better maintenance.

Reserve Study contribution is lower. Why? Questions were answered by email prior to the meeting.

Suggested that the two-column report is challenging to make sense of and requested that some kind of explanation be added for clarity.



Explained that information is available anytime to any homeowner that requests it, however, have found that most do not request any additional information.

Carl Marriett: Moved in last October and wants to get to know how the homeowner's association works.

**President's Report:** The Annual picnic was a success. Leslie did a great job of planning and setting up. Estimated between 300 and 400 people attended. Suggestions were made for next year such as live music, a local Elvis impersonator and pony rides.

Security company has changed from Securitas to Pacific Coast. Reason for change due to lack of coverage and notice of no coverage. Louis was hired by the new company, transition went smoothly.

Motion by Tom Brunner to ratify the vote by Board Members to hire Pacific Coast as the security detail. Second by Tim Walls; Vote taken, 3 yes and 1 abstention. Motion passed.

Treasurer's Report: No questions or comments about July Financials. Treasurer proposed Internal Financial Controls for review and comment. Requested comments, additions or deletions be presented at the October meeting.

Deposit required for the picnic tables and benches. Motion to transfer \$20,000 dollars from the Reserve Fund to the Operating for down payment was made by Tom Brunner and second by Tom Walls, vote taken, no opposition. Motion approved.

**PM:** Adam will be on vacation and Gayle will be filling in. Discussion to work on setting the calendar for picnics, garage sale for next year has been received. Homeowners would like there to be events at Ponce and Hillside and suggested events such as Easter Egg Hunt and a Smores Night.



Reminder: There is a board meeting the week after the Annual Meeting.

**Security Patrol:** See President's report above.

**ACC Committee:** A lot of requests have been received for a range of projects. Working to get them reviewed.

**Esthetics:** Nothing new to report; Letters are being sent to non-compliant owners regarding the May assessment, approximately 50 to 60 have not responded.

**Legal Affairs:** Nothing pending.

**Communications:** There will be a slide show for the Annual Meeting.

**Common Grounds:**

- a) 21<sup>st</sup> Street Wall: No update
- b) Picnic tables, benches & garbage cans for parks: Ordered tables and benches; deposit paid.
- c) Signage: New sign at Treasure Island has been placed. Hillside sign is completed but need someone to dig holes; Ponce will be next. New "No Swimming" wooden signs are being routed. New roof has been completed on the shed at Ponce. Need "Don't Feed the Geese" sign at Ponce.
- d) Monument Sign: Nothing to report
- e) Geese Management: Will be talked about at the Annual Meeting
- f) Lake Maintenance: Lake have been treated, however, the cost was double the previous price. The water and fish are doing well.
- g) Security Cameras: Have been placed and are running. Possibly add fake cameras to draw vandals attention away from other cameras.



**Community Events:** Discussion to schedule events for 2025 now. Annual Meeting and Holiday Light contest are the only remaining scheduled events. Discussion to reinstate the “Beautiful Yard” award to begin next summer. Award given for well-maintained or most improved yard earns a yard sign. There are signs available to place in the winner’s yard but possibly may need new ones.

**Elections:** Craig Brown and Ray Faccenda are on the ballot for this year’s meeting. Notices have been mailed.

**Old Business:** Discussion to possibly use drones for geese management.

**New Business:** Sound system is more complex than needed for the association functions. Discussion to possibly sell the system and obtain a good karaoke machine in its place.

Speed Limit sign needs a new battery before it can be placed on the street.

**Executive Session:** No session required.

**Adjournment:** Motion to adjourn by Tom Brunner, second by Time Walls, Vote taken, no opposition. Meeting adjourned at 7:30 pm.