Twin Lakes Homeowners Association
Board Meeting
September 23, 2026

Board Members Present: Tim Walls, Kathy Franklin, Craig Brown, Ray Faccenda, Donovan Barton, Tricia Arbogast {phone link} and William Herbert

Excused Absence: Tom Brunner and Leslie Rose

Homeowners Present: Russ Field, Jan Glazner and Greg Glazner

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Craig Brown at 6:27 pm.

Secretary's Report: **A motion by Ray Faccenda was proposed to approve the August 16, 2026, BOD minutes as submitted. The motion was seconded by Tim Walls. A vote was taken. The August 16, 2026, minutes were approved unanimously.**

Homeowner's Forum:

Russ Field: Russ read a prepared statement encouraging board members to review and familiarize themselves with the HOA's board code of conduct.

President's Report {Craig Brown}:

No comments.

Vice President's Report {Craig Brown}:

No comments.

Treasurer's Report {Donovan Barton}:

1. No comments on August's financials.
2. $86,301.55 CDAR's are maturing. Rollover or cash out.

A motion was brought to cash the maturing CDAR and purchase one 6- month CDAR for $40,000.00 and one 12-month CDAR for 46,000.00 . Tim Walls seconded the motion. A vote took place. The board voted unanimously to approve the motion.

PM Report {Gayle Duff:

1. Gayle initiated the discussion regarding the 2026-2027 committee assignments.

President: A motion was brought to nominate Tom Brunner as the 2026-2027 board president. Tim Walls seconded. A vote took place. Tom Brunner was unanimously approved as the 2026-2027 board president.

Vice President: A motion was brought to nominate Craig Brown as the 2026-2027 board vice president. Tim Walls seconded. A vote took place. The board unanimously approved the motion.

Treasurer: A motion was brought to nominate Donovan Barton as the 2026-2027 board treasurer. A vote took place. The board unanimously approved the motion.

Secretary: A motion was brough to nominate Ray Faccenda as the 2026-2027 board secretary. A 2027 annual meeting secretary will be determined at a future date to avoid overextension of meeting responsibilities. A vote took place. The motion was approved unanimously.

Board Committees *the Chairs are highlighted*.

- Security Patrol; Ray Faccenda, Tom Brunner
- Architectural Control (ACC); Craig Brown, Tom Brunner, Tim Walls, Kathy Franklin
- Esthetics; Craig Brown, Leslie Rose, Kathy Franklin, Tricia Arbogast
- Legal Affairs; Tom Brunner, Ray Faccenda
- IT & Office Oversight; Leslie Rose
- Common Grounds, Lake & Parks; Tom Brunner, Craig Brown, Leslie Rose, Donovan Barton
- Community Events; Leslie Rose, Tom Brunner, Kathy Franklin
- Annual Meeting & Elections; Tim Walls, Craig Brow, Donovan Barton
- Engagement & Strategic Planning; William Herbert, Tricia Arbogast

Committee Reports:

Security {Ray Faccenda}: Provided recap of security related activity within the association. The recent vehicle damage at Ponce was discussed. We discussed the Twin Lakes HOA area crime stats provided by commander RB Blackshear of the FWPD. The membership's security questions and comments at the recent annual meeting were

discussed. A potentially informative security report for membership distribution was discussed and will be forwarded to the board for review. Ray Faccenda indicated he would not be seeing reelection to the board in 9-2027 so succession planning regarding the security committee chair should be a focus for the upcoming year.

ACC {Craig Brown}: Succession planning will be a focus in the upcoming year.

Esthetics {Craig Brown}: Succession planning a focus for the upcoming year. No comments

Legal Affairs: No comments.

Communications and Technology: No comments.

Common Grounds:

1. All irrigation to be winterized on 10-2-26.
2. The Honey Bucket was removed on 9-10-26.

Ponce DeLeon:

a) Critical areas project is pending.
b) A letter has been sent to Federal Way canceling our request for administrative review and requesting a meeting to discuss the critical areas process.
c) We have received a $4,000 bid for developing a natural landscape plan for a buffer around the lake.

Treasure Island:

a) Critical areas project at Treasure Island is pending.
b) A letter has been sent to Federal Way canceling our request for administrative review and requesting a meeting to discuss the critical areas process.
c) We have a $4,000 bid for developing a natural landscape plan for a buffer around the lake.
d) Drain/Pump project is pending.
e) The sheds were power washed on 9-21-26.
f) Craig Brown brought a proposal to replace the Irrigation Pump Disconnect at a cost of $2,831.78. The proposal was seconded and passed unanimously.

Community Events:

Schedule for 2026 events:

a) Holiday light judging December 18-21, 2026.

Elections {Tim Walls}: No comments

Strategic Planning {William Herbert/Tricia Arbogast}:

a) Consider sending out a new survey
b) Look for ways to better engage membership through social media.
c) Update to the website

New Business: The formation of a committee to discuss ways to enhance the efficiency and civility of the annual meeting was discussed.

Old Business: None presented.

Executive Session: Craig Brown brought a proposal to adjourn to executive session that Tim Walls seconded. A vote took place. The board voted unanimously to move to executive session. Adjourned to Executive Session at 7:53 PM. Back in regular session 8:20 PM.

A resolution request was proposed for 01006. A vote took place. The resolution proposal was unanimously approved by the board.

An OTBH is in the process of being scheduled reference 01090.

Meeting adjourned at 8:21 PM.

Next Board Meeting: October 21, 2026, at the HOA office 3420 SW 320th ST suite B-3