

Twin Lakes Homeowners Association
Board Meeting
March 18, 2026

Board Members Present: Greg Glazner, Tim Walls, Kathy Franklin, Craig Brown, Leslie Rose, Ray Faccenda, Tom Brunner, William Herbert and Donovan Barton

Excused Absence: None

Homeowners Present: Russ Field, Tricia Arbogast, Jan Glazner, Phyllis Mills, Darren Monson and Mearl Hawkins

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Tom Brunner at 6:26 pm.

Secretary's Report: Motion by Tom Brunner was proposed to approve the February 2026 Minutes as submitted. Second by Craig Brown. Vote taken, no opposition. Motion passed; Minutes approved.

Kyle Steelhammer and Jake Walker were present from NW Aquatics to discuss the annual algae treatment on Lake Lorene. They have been in business under current ownership since 2015. Water testing, analysis of the test results, notice requirements, and the application of the treatment materials were discussed. A few general questions were fielded. Kyle indicated that a survey of the water quality and algae treatments have not been done at Ponce by NW Aquatics. The board requested that NW Aquatics conduct a water survey at Ponce this summer.

Homeowner's Forum:

Russ Field:

1. Russ inquired whether a vote had been done by the board regarding the proposed memorial dedication of a bench at Treasure Island. The board clarified that the intent was to install a plaque to an existing bench and not add a new bench. The cost was anticipated to be \$250. A vote was not taken and discussions with relevant parties will take place regarding their receptiveness to the memorial plaque.
2. Russ informed the board that a tree removal would soon take place on his property that may limit access in front of his home for a short period of time.
3. Russ inquired whether the board had any comments regarding his most recent e-mail to the attention of the board. The board had no comments at this time.

Mike Holmes:

1. Mike expressed concern with the phrase “glorified storm pond” sometimes used to refer to Lake Ponce DeLeon. Mike’s concerns were noted by the board.
2. Mike has recently observed an increase in the numbers of non-migratory geese within the community.

Darren Monson:

1. Attending his first board meeting.

Phyllis Mills:

1. Phyllis expressed concern regarding enforcement of trash cans that are left exposed for longer than allowed.
2. Phyllis would like the board to look for solutions regarding vehicles that chronically block mailboxes which often delays mail delivery.

Mearl Hawkins:

1. Mearl inquired regarding the duties of the Twin Lakes security patrol and asked if there is any information to document their activities. The general activities of the security patrol were described by the board, and it was indicated that if he made an inquiry to the property manager the board would investigate supplying summary information that does violate any of the member’s privacy rights.

President’s Report {Tom Brunner}: Moved directly to reports.

Treasurer’s Report {Greg Glazner & Donovan Barton}: No comments

PM Report {Gayle Duff}: No comments

Committee Reports:

Security {Ray Faccenda}: Informed that authorization has been provided to the security patrol to use the Brown Bear carwash no more than once a month per vehicle and to vacuum out the vehicles as needed at the same carwash. An overview was provided regarding the security patrol’s permissive use of the HOA’s two vehicles and the procedures in place regarding the periodic updating of the security officers driving records and criminal histories. An updated police activity report has been ordered from the FWPD. A general overview of security officer responses was provided for the most recently completed week.

ACC {Craig Brown}: Craig indicated that a lakefront homeowner has inquired about the allowability of a wrought iron fence installed on the lakefront of their property.

Craig Brown brought a motion that Tom Brunner seconded to study this homeowner’s wrought iron fence inquiry. The board voted unanimously to approve the motion to study the wrought iron fence request.

Esthetics {Craig Brown}: No comments.

Legal Affairs: No comments.

Communications and Technology: The board should consider acquiring a resource to assist with these functions since Greg Glazner currently performs many of these functions. Soliciting a community resource would be an ideal solution and will be explored.

Common Grounds:

Fallen tree limbs due to our recent winter storm are in the process of being cleaned up.

Ponce DeLeon:

a) Critical areas study has been completed, and wetlands buffers have been established. The report will be submitted to the city of Federal Way in the near future after the City completes its discussions with the appropriate city departments.

Treasure Island:

- a) Critical areas study on hold for Treasure Island. Pending
- b) Drain /Pump investigation. Options being considered

Misc:

- a) Geese. No board action planned at this time.
- b) Monument sign down at 340th and 42nd SW Looking for a volunteer but consider hiring a vendor to complete the project.
- c) Walkways reseal 2026. Patton has provided a bid. Three more bids Pending.
- d) ADA Accessibility Being considered. Pending matter

Community Events

Schedule for 2026 events:

- a) Spring Assessment May 22-27
- b) Work Party June 6. We need to clarify process for the pre-event equipment availability.
- c) Popsicles in the Park June Cally to plan.
- d) HOA Bar-B-Que July 11-2026
- e) Garage Sale July 24-25
- f) Annual Meeting September 16-2026
- g) Holiday Light Contest Judging December 18-21

Elections: Discussion to recruit candidates for open positions and positions that will become vacant at the next annual meeting.

- a) Annual Meeting 9-16-26 @6:30 @TLG&CC
- b) Approved Budget at July BOD Meeting to 7-15-26

c) Board interviews completed on 7-16-26.

d) Mail Annual Notice by 8-14-26

e) Expiring terms

- Tom Brunner
- Greg Glazner
- Tim Walls

Strategic Planning {William Herbert}: An overview of the largely positive recent survey conducted by the association were discussed. The response rate of slightly less than 5% was disappointing to the board.

New Business: No comments.

Old Business: None presented.

Executive Session: Adjourned to Executive Session at 7:40 PM. Back in regular session 7:50 PM.

A motion was proposed regarding the settlement of HOA fines levied against subject property 01090. The fines in question are currently \$600, and the board is willing to accept payment of \$300 as a full and final resolution of this issue contingent upon the property owner registering their current and future tenants with the HOA and that payment of the \$300 being made on or before 4-30-2026. Tom Brunner brought the motion, and Craig Brown seconded the motion. The motion passed unanimously.

Meeting adjourned at 7:55 PM.

Next Board Meeting: April 15, 2026, at the HOA office 3420 SW 320th ST suite B-3