



Twin Lakes Homeowners Association

Board Meeting December 18, 2024

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

Homeowners Present: Russ Fields and Jan Glazner

Bell Anderson Association Manager Gayle Duff

Meeting Called to Order at 6:31 PM by Tom Brunner.

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

Homeowner's Forum:

Russ Field inquired about the status of the geese in the parks. The response was action has been deferred to early 2025.

The benches at Treasure Island were discussed. No action to report currently.

Presidents Report {Tom Brunner}:

Discussed the need to replace the heating unit at the HOA offices. Bids are currently being procured so that the next steps can be determined reference the price and scope of the needed work.

Treasurer's Report {Greg Glazner}:

There were no questions regarding the as of 11-30-24 HOA financials.

Payment consideration of the remaining approximate \$19,000 cost to replace Treasure Island Park benches is awaiting a response on the transfer of two benches.

Discussion took place regarding the proposed financial control document. The acceptable number of contractor bids is changed from 3 to 2 and it was decided that insurance and contract controls should not be included in the financial control document.



A vote on the acceptance of the financial controls as stated in “Version 5” was proposed by Tom Brunner and seconded by Greg Glazner. Vote was taken, no opposition. Motion passed.

The surplus sound system owned by the HOA will be sold.

No transfer from the reserve fund will be needed to pay the remaining balance on the park bench replacements. Payment will be made sometime in 2025.

The transition from a cash to a modified accrual accounting system was discussed. The switch was recommended by Greg Glazner. A vote was taken, no opposition. The motion passed and starting in 2025 the board will switch to a modified accrual accounting system.

PM Report:

1. Natasha Tanev will be the new front desk person.
2. There has been interest in the open board positions and applications will be sent to the prospective applicants.

Committee Reports:

Security-Patrol {Mike Redling, Tom Brunner, Ray Faccenda}:

1. A goose feeding incident at Treasure Island occurred between a homeowner and a security officer. A compliance letter will be sent to the homeowner.
2. The city of Federal Way has not obtained the physical 48-hour RV parking permits as of the meeting.

ACC {Craig Brown, Tom Brunner, Tim Walls}:

1. The Division 3 home with the insufficient street setback was discussed. A vote was taken on whether the homeowner should be required to modify the fence so that the construction of the same complies with the setback specification. A vote was taken. The vote was 6-1 in favor of requiring the homeowner comply with the setback requirement.

Esthetics {Craig Brown, Tom Brunner, Tim Walls}: No new business



Legal {Mike Redling, Tom Brunner, Ray Faccenda}:

No new business

Communications, Technology, Office Operations {Leslie Rose, Brendan Cysewski}:

No new business

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

1. The installation of the new benches and picnic tables has been completed at Treasure Island. Moving two benches to Ponce de Leon is pending.
2. Replacement “No Swimming Sign/Geese Feeding” sign at Treasure Island has been installed.
3. The homeowner installed footbridge is still installed at Treasure Island was discussed. The proposal is that the HOA will bear the \$2,000 cost to have the bridge

Tom Brunner brought a motion that the HOA will pay \$2,000 to remove the non-approved Treasure Island bridge. Craig seconded. A vote was taken, no opposition. The motion carries.

A. Community Events {Leslie Rose, Tom Brunner, Cally Huston}:

1. 2024 holiday light judging took place on 12-13 and 12-14-24.
2. Schedule 2025 Events:
 - Smores in the Park: The event was cancelled.
 - Spring Assessment 5/17 thru 5/25
 - Work party 6/7
 - Popsicles in the Park June TBD
 - HOA Bar-B-Que 7/12
 - Garage Sale 7/25 to 7/26
 - Annual Meeting 9/17
 - Holiday Light Judging 12/19 to 12/21

Elections {Mike Redling}: No business



Old Business: None.

New Business: None

Executive Session: None

The meeting was adjourned at 8:08 PM.

Next Board Meeting

January 15, 2025 @ 6:30 HOA Office 3420 SW 320th ST B-3