



Twin Lakes Homeowners Association
Board Meeting
April 15, 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, Phyllis Mills, Shelly Buehle

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Tom Brunner at 6:30 pm.

Secretary's Report: Motion by Ray Faccenda was proposed to approve the March 18, 2026, minutes as submitted. The motion was seconded by Tom Brunner. A vote was taken. The March 18, 2026, minutes were approved unanimously.

Homeowner's Forum:

Russ Field:

1. Russ indicated he had positive impressions of the 4-15-26 budget meeting.
2. Russ inquired whether the board was interested in doing an additional membership survey.

Tricia Arbogast:

1. Tricia commented that a refresh of the HOA's website is in order.
2. Tricia inquired regarding what actions the board is taking to increase membership participation.

Phyllis Mills:

1. Phyllis expressed concern that e-mail may not be the most effective method for distributing future surveys. She suggested looking into a text message distribution method in the future.

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: Provided a recap of security activity for April and 2026. The Hyundai is going into the shop for repairs. While the security vehicles' yearly mileage is not extensive the hour of operation exceeds normal use. Lake haven's watermain replacement along 325th and 35th continues with continuing traffic disruption. Contract renewal information from Pierce County Security will be forthcoming.

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 is writing a rule for the Board's consideration.

Esthetics Craig Brown: No comments.

Legal Affairs: No comments.

Communications and Technology: No Comments.

Common Grounds:

BrightView Landscaping contract will increase 3% in 2026-2027. The feedback is that Board is pleased with both the quality of their work and their responsiveness. Tom Brunner brought a motion that Craig Brown seconded to renew the BrightView contract for 2026-2027. A vote took place. The Board voted unanimously to renew the BrightView contract for 2026-2027.

Ponce DeLeon:

a) Critical areas study has been completed, and wetlands buffers have been established. The report has been submitted to the city of Federal Way, and we are awaiting their input.

Treasure Island:

a) Critical areas study on hold for Treasure Island. **Board Voted to accept Altman Proposal for Critical Area Study**

b) Drain /Pump investigation. Options being considered



The walkways need resealed. Four bids were received. It was recommended that we sign a contract with Patton Construction to resealed the walkways. It was noted that Patton Construction has completed many projects for the HOA over the years and that the quality of their work and responsiveness has exceeded expectations. Tom Brunner brought a motion that Craig Brown seconded. A vote took place. The Board voted unanimously to approve a contract with Patton for the walkway resealed.

Misc.:

- a) Geese. No board action planned at this time. It was noted that the State of WA will no longer assist the HOA with geese management.
- b) Monument sign down at 340th and 42nd Donvan Barton repairing
- c) Walkways resealed 2026. 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.
- c) Popsicles in the Park June 7
- 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: William discussed the potential for doing an additional membership survey and potential events to better connect with the membership.

New Business: No comments.

Old Business: None presented.

Executive Session: Adjourned to Executive Session at 7:35 PM. Back in regular session at 7:50 PM.

A motion was proposed regarding the settlement of HOA fines levied against subject property 3009. The fines in question are currently \$522.38. The property in question is HUD foreclosure so the feasibility of collecting \$522.38 is nil. Tom Brunner brought a motion that Kathy Franklin seconded to waive the outstanding fines. A vote took place. The Board voted unanimously to waive the fines.

Meeting adjourned at 8:00 PM.

Next Board Meeting: May 20, 2026, at the HOA office 3420 SW 320th ST suite B-3