Twin Lakes

Twin Lakes Homeowners Association
Board Meeting
June 17, 2026

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

Excused Absence: None

Homeowners Present: Russ Field, Tricia Arbogast, Martin Moore, Jan Glazner and George Torres

Bell-Anderson and Associates: Gayle Duff

Meeting called to Order by Tom Brunner at 6:36 pm.

Secretary's Report: **Motion by Ray Faccenda was proposed to approve the May 20, 2026, minutes as submitted. The motion was seconded by Tim Walls. A vote was taken. The May 20, 2026, minutes were approved unanimously.**

Homeowner's Forum:

Jan Glazner: Jan suggested that additional landscaping be installed to further beautify our community parks.

Martin Moore: Martin recently moved to a new home outside the HOA. He was present to thank the board for their efforts and to express appreciation for the quality of life and community found in the Twin Lakes HOA.

President's Report {Tom Brunner}:

Tom indicated that the Twin Lakes Country Club proposed that the country club and the HOA consider a voluntary fee with the proceeds to be divided between the HOA and the country club. Payment of the proposed fee would allow individual homeowners to construct an approved fence along the property line between the country club and the homeowner's property. No action will be taken at this time.

Tom Brunner brought a motion to purchase a new computer for Gayle Duff's use. William Herbert seconded the motion. A vote took place and the board voted unanimously to approve the motion.

Vice President's Report {Craig Brown}:

1. Craig provided an update on the wetland's project. Federal Way would like to send the Ponce wetland's report to a third-party consultant for review. The review cost for the wetland's report is $9,200 which would need to be paid by the HOA. We recently received our consultant's report for Treasure Island. The strategy would be to submit to Federal Way the Treasure Island report along with landscape design for both Ponce and Treasure Island for review. Craig is investigating landscape design resources.

Craig Brown brought a motion to for a clarification to the HOA's waterfront fencing rules. The wording was recently reviewed and approved by the HOA's legal counsel. Tom Brunner seconded the motion. A vote took place and the board unanimously approved the new waterfront fencing rules.

Treasurer's Report {Donovan Barton}: No comments**}**:

1. No comments on May's financials.

PM Report {Gayle Duff:

1. Gayle provided and update on the spring assessment.
2. Clarification is needed with the HOA on the length of the proposed new office lease {1 yr vs. 3 yrs}.

Committee Reports:

Security {Ray Faccenda}: Provided recap of security related activity within the association since the 5-20-26 BOD meeting. The Hyundai is in the shop, but we expect it will be back in service in the next day or two.

ACC {Craig Brown}: The volume of submissions is seasonally high.

Esthetics {Craig Brown}: No comments.

Legal Affairs: No comments.

Communications and Technology: No Comments.

Common Grounds:

Ponce DeLeon:

a) Critical areas project is pending.
b) Work party was successful although additional volunteer help is encouraged.

Treasure Island:

a) Critical areas project at Treasure Island is pending.
b) Work party was successful although additional volunteer participation is encouraged.
c) Drain/Pump project is pending. A contractor is coming out to do service locates.

Tom Brunner brought a motion to do lake water testing and apply the needed water treatment up to a maximum cost of $10,000. Craig Brown seconded the motion. A vote took place and the board voted unanimously to approve the motion.

Community Events:

Schedule for 2026 events:

a) d) HOA Bar-B-Que   July 11-2026. Planning continues with 400 guests anticipated.
d) Garage Sale July 24-25
e) Annual Meeting September 16-2026
f) Holiday Light Contest Judging December18-21

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. Two applicants for open board positions.
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. William is updating the HOA's Facebook page as needed. Clarity is needed on identifying whether Facebook group membership requests are from residents/homeowners.

New Business: No comments.

Old Business: None presented.

Executive Session: Adjourned to Executive Session at 7:45 PM. Back in regular session 8:12 PM.

A request was for a payment plan related to unpaid dues was proposed for 05052. A vote took place. The payment plan proposal was unanimously approved by the board.

A request for a payment plan and settlement related to unpaid dues was proposed for 04022. A vote took place and the board voted unanimously to approve the payment plant proposal.

Meeting adjourned at 8:15 PM.

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