

**COLONIAL FOREST HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Monthly Board Meeting
January 15, 2024**

BOARD MEMBERS PRESENT: Marie Alba, Marj Hause, Wanda Michael, Susan Salmond,
John Warfel
BOARD MEMBERS ABSENT: Tamearra Little, Angel Torres
TARGA MANAGEMENT: Mark Pierovich

2024 Board Members: Five Board members were elected at the December 9, 2023, annual meeting. Per Colonial Forest by-laws, four Board members will serve two-year terms and three will serve three-year terms. Marie Alba and John Warfel are currently serving 3-year terms that will end in 2025. One Board vacancy had one year left on a three-year term. Marj Hause will fulfill the remaining year. Because all seven Board members were not present, officers will be determined at the February 12, 2024, meeting.

Below are the seven 2024 Board members and their term lengths.

Board Member	Term Length	Year Term Expires
Marie Alba	3 years	2025
Marj Hause	3 years	2025
Tamearra Little	2 years	2026
Wanda Michael	2 years	2026
Susan Salmond	2 years	2026
Angel Torres	2 years	2026
John Warfel	3 years	2025

Approval of Previous Minutes: Susan moved to approve the September 11, 2023, meeting minutes; Marie seconded and all approved.

Financial Report: Attached. Mark provided an overview of the report to new Board members.

Grounds Report: Attached.

Moss on Roofs: Moss control will be applied in the next few months to those roofs with issues.

Lawn Thatching: Lawns will be thatched and overseeded in March.

Roofs: The area where the roof of a one-level unit meets the side of a two-level unit is called a cricket. It helps divert water toward a drainage location instead of pooling around the area connecting the two units. The surface of the cricket can become worn due to water runoff and Michael Daniels has been repairing these areas as he sees them. The Board asked Michael to proactively check all crickets and repair them if necessary.

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Next Board

Meeting:

Tentatively scheduled
for February 12, 2024
@ 5:30 p.m.

Respectfully submitted,

Marie Alba
Secretary

The Colonial Forest Homeowner's Association Board of Directors can be reached as follows:

Website: <http://www.colonialforest.net>

Email: Mark Pierovich (Targa offsite mgr): mark@targarealestate.com

Phone: Mark Pierovich (Targa offsite mgr) 253-754-6049

Targa after-hours emergency number: 253-815-0393

Suggestion box: At the campus office (Building 15, Unit 6)

Reminder: The Association will replace outdoor light bulbs and repair doorbells. Just submit a work request via *colonialforest.net* or fill out a paper request form located at the office suggestion box.