

COLONIAL FOREST
2025 BUDGET RATIFICATION &
2025 ANNUAL HOMEOWNER MEETING MINUTES
December 7, 2024

BOARD MEMBERS PRESENT: Susan Salmond (President), Marie Alba (Secretary/Treasurer), John Warfel (Webmaster/Grounds Liaison), Marj Hause (At Large), Wanda Michael (At Large), Angel Torres (At Large)

BOARD MEMBERS ABSENT: Tamearra Little (At Large)

TARGA MANAGEMENT: Mark Pierovich

Call to Order: Susan Salmond, President, called the meeting to order at 11:18 a.m.

Roll Call: Mark Pierovich, Targa property manager, announced that total attendance was 31, including proxies.

Proof of Meeting Notice: Susan Salmond presented the general meeting notice that was emailed to all residents.

Announcement of Quorum: Mark Pierovich announced that a quorum was not reached; thus, the meeting became informational only, and the 2025 budget will go into effect January 2025.

2025 Budget: Marie Alba, Secretary/Treasurer, reviewed the 2025 budget and noted the key changes:

- Homeowner dues increased 2.75% for 2025, mainly due to increased payroll expenses associated with the addition of a second full-time maintenance employee.
- Some categories increased slightly, but others were reduced.
- The Association master insurance policy increased in 2025 from around \$65K to \$111K. The current budget of \$240K should cover the increase and continue to fund unexpected expenses mainly associated with water leaks.
- The Association purchased a chipper in 2024 which will save costs associated with dumping fees, gasoline, wear and tear on the truck, and employee down time.

Bonnie McPherson (Building 15, Unit 4) expressed concern about building reserves. Marie Alba agreed with her and explained that there were some costly repairs in 2024 that used some reserves. Marie pointed out that total reserves have only increased \$25,600 since the end of 2023 and that dues will probably increase next year to build reserves.

Bob Darrigan (Building 1, Unit 2) asked if the current HOA master insurance policy covers earthquake insurance, because it did several years ago. Mark responded that we have not had earthquake insurance for many years.

Below are a few questions from others in attendance:

Q: Do we know how many roofs have been replaced?

A: We are currently working with Michael Daniels to document all partial and full replacements.

Q: Are we planning for plumbing line replacements as buildings are almost 50 years old?

A: No

Q: Are we shopping for cheaper insurance?

A: Yes, our insurance broker shops for the best insurance package every year. We cannot self-insure because it is against Washington State law.

Q: Are BBQs still not allowed?

A: Yes. Mark explained that very few insurance companies allow barbecues on wood surfaces.

Comcast Survey Results: A Comcast representative did not attend because the contract does not expire until 2026. A representative will attend next year's meeting.

On May 20, 2024, the HOA sent a Comcast questionnaire to all owners. Mark explained that about 25% of the community responded, and that approximately 90% of those who responded prefer to stay with cable. The Association currently pays \$45.00 per unit per month for cable TV.

Bob Darrigan stated that he is having trouble with his TV screen freezing up. He unplugs the Comcast box, which allows it to reboot.

Approval of the previous year's meeting minutes (2024): No changes to the 2024 minutes were expressed so Marj Hause moved to approve the minutes as written; Paulette Bodeutsch (Building 21, Unit 6) seconded and all in attendance approved.

State of the Association (2024 Accomplishments): Susan Salmond reviewed a list of several 2024 accomplishments. Here is a partial list:

- Hired a second full-time maintenance employee (Eric Goodall).
- Pressure washed eight buildings; the goal is ten per year.
- Pressure washed all sidewalks in the complex.
- Removed unhealthy or fallen trees.
- Installed two dog waste stations.
- Purchased a chipper to save on dump fees and associated costs.
- Repaired multiple sprinklers.
- Removed hazardous steppingstones at Building 12 and installed rock pathway.

Jon Farrington (Building 20, Unit 3) inquired about replacing old railroad ties. Susan responded that all railroad ties have been replaced except Building 27, Unit 6.

Board Member Elections: Four owners applied to run for three open Board positions. The newly elected 2025 Board members are: Marie Alba, Marj Hause, and John Warfel. The other four Board members will remain until their terms are up in 2026.

Old Business: Paulette Bodeutsch asked if roofs can be inspected, specifically the “V” that is formed where a lower end unit meets the taller unit next to it. Her concern is that moss accumulates in that area and can cause leaks.

Bonnie McPherson expressed concern that anyone working on the roofs must connect to the “D” rings for safety.

New Business: Bonnie McPherson mentioned that the two dogs in the Colonial Forest rental unit (Building 15, Unit 6) often bark after quiet hours. Mark Pierovich took action to notify the rental management company.

Paulette Bodeutsch pointed out that eligible residents can get reduced property taxes if their income is less than \$85K for singles, and there is a higher threshold for couples.

Michael Daniels, general contractor for Colonial Forest, attended the meeting and addressed the issue of roof leaks and pinhole leaks in plumbing. He made a few suggestions:

- ✓ Residents should look for water where the walls meet the floor.
- ✓ Check any area where there might be ceiling/roof penetrations.
- ✓ If you go out of town, shut off the water to your unit.
- ✓ The Association should check the water bill regularly for anomalies.
- ✓ For those units with detached garages, the water shut off valves are in hard to access places such as in the crawl space, or in a PVC pipe outside the building.

Special Motion: Regarding a dispute between the Colonial Forest Board of Directors and Colonial Forest co-owners Jon Farrington (in attendance) and Jacob Kimerer (in attendance), Susan Salmond made the following motion: *“Colonial Forest Board of Directors determines there is no further obligation on the part of Colonial Forest HOA to fulfill any requests by Jon Farrington and/or Jacob Kimerer regarding work done on your electrical panel.”* John Warfel seconded the motion; the Board voted: 6 ayes, 0 nays--1 Board member was absent. Susan then stated, *“We now consider the matter of your electrical panel replacement closed.”*

Adjourn: John Warfel moved to adjourn the meeting; Susan Salmond seconded and all approved. The meeting was adjourned at 12:44 p.m.

Respectfully submitted,

Marie Alba
Colonial Forest Board Secretary