

COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING

*****Please replace after reading*****

Please check off after reading. Building # _____ Unit # _____

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**Monthly Board Meeting
August 9, 2021**

BOARD MEMBERS PRESENT: Jon Farrington (President), Jess Salazar (Vice President), Marie Alba (Secretary), Val Krzyzaniak (Treasurer), Patricia Ward (At Large), John Warfel (At Large)

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: Val moved to approve the meeting minutes of July 12, 2021; Jess seconded and all approved.

Financial Report: There are no notable expenditures. Val moved to approve the July 31, 2021 financial report; Jon seconded and all approved.

Grounds Report: Attached. Of note are the many sprinkler repairs this year.

Concrete Work: Due to current budget constraints, Val moved to defer all concrete work until summer 2022.

Annual Picnic: Due to the Covid pandemic and cost cutting the Board has decided not to hold the annual picnic this year. If the pandemic improves in 2022 and our funding gets better the plan is to have the annual picnic in the summer of 2022.

Gates: New hinges were installed on the incoming and outgoing front gates as well as the pedestrian gate. The pedestrian gate should be easier to open now. Please always lock the pedestrian gate upon leaving or entering.

Safety: Residents who want to install cameras, video doorbells, and additional lighting may do so. Anything attached to the vinyl siding must be approved by the Board prior to installation. Most cameras will be accepted. Also, please always lock your car. Unfortunately, some unlocked cars have been gone through and items were stolen.

Raccoons: There have been multiple sightings lately of raccoons on campus. Please never feed raccoons or any other animals or birds because they may become increasingly dependent on humans as a food source. Food left outside for pets or any other reason is against the rules and attracts other animals. In 2015, a resident was feeding the raccoons and it became such a problem that the Association was forced to hire a company to trap them because the raccoons were destroying property. The only reason the raccoons are hanging around is because they are getting food.

Outgoing Mailbox: Multiple Board members searched the internet for a suitable outgoing mailbox but never found anything. The main issue is that any mailbox we install must be labeled "USPS Approved." That limits the selection tremendously, and the only available models were similar or identical to what we

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already had. Board member, Jess Salazar, had a flange (or “bonnet”) welded around the front of the box to make it more difficult to get leverage if someone tries to pry it open.

The modified mailbox will be reinstalled. **Residents are encouraged to deposit outgoing mail in the morning, prior to the Post Office pickup.** This will hopefully prevent mail from being stolen if anyone attempts to break into the mailbox at night. For new residents, the outgoing mailbox is located by the park area between Buildings 16 and 19 (west side of campus).

PENDING ACTION ITEMS:

1. Bldg 22 – place railing at sidewalk steps
2. 1-6 put in railing by concrete steps
3. 19-1 interior paint from past water leak
4. 7- units 1,3,4 hand rails installed
5. 22-2 hand railing
6. 22-2 finish garage door project
7. Add lamp post back gate
8. Bldgs 20 & 23 middle 4 sections of roof replacement
9. 18-6 roof replacement over that one unit
10. 23-5 interior painting from past roof leak
11. 9-1 drain pipes
12. 25-5 water leaking into window
13. 4-3 outdoor faucet leak – Scheduled Ron Kukay
14. 10-2 leak

COMPLETED ACTION ITEMS:

1. Bldg. 14 over 2 garages roof replacement
2. 26-1 underneath of unit needs repair
3. 21-6 broken water main
4. 10-3 broken pipe

Next Board Meeting:

Scheduled for
September 13, 2021
@ 6:00 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: Jon Farrington (President): contactus@colonialforest.net
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 grounds crew will replace 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.