

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

*****Preliminary – Pending Approval*****

Monthly Board Meeting

March 13, 2023

BOARD MEMBERS PRESENT: Ken Pratt (President), Jess Salazar (Vice President), Val Krzyzaniak (Treasurer), Marie Alba (Secretary), Joe Conner (At Large), Wanda Michael (At Large), John Warfel (At Large)

BOARD MEMBERS ABSENT: None

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: Val moved to approve the February 13, 2023, meeting minutes; Jess seconded and all approved.

Financial Report: Attached. Jess moved to approve the February 28, 2023, financial report; Marie seconded and all approved.

Maintenance Employee: The Board authorized Targa to hire Toby Goodall for the full-time maintenance position at Colonial Forest. He has a great deal of general handyman and landscape experience. Toby's first day will be Monday, March 20th. Many thanks to Mark for all the hours he spent interviewing candidates over the last year.

Landscaping and Sprinklers: Natural Green Lawn Care will still perform all mowing, edging, and blowing streets and sidewalks. In addition, the owner of Natural Green Lawn Care, Marcos, has extensive knowledge about sprinkler systems and is working with Jess to get the sprinklers running again. They recently tested all the zones and Marcos submitted a bid to make necessary repairs. Val moved to accept the bid; John seconded and all approved.

Comcast: As was noted in the February 13, 2023 minutes, the bulk agreement between Colonial Forest and Comcast is up for renewal. A representative from Comcast met with the Board in February and presented a few options. At the March Board meeting, Val moved to accept the 3-year "Ultimate TV" package; Jess seconded and all approved.

The "Ultimate TV" package is basically the same as the current package, plus an additional 60 channels to all residents. The rate for the new service is similar in cost to the previous contract. If available, a list of those channels will be provided after the contract is finalized. The new contract is for video only, so residents will still need to pay for internet on their own.

As a reminder, the Comcast agreement includes two HD cable boxes per unit with voice remotes. If you go to the Xfinity store in Federal Way, tell them that you live in Colonial Forest, and they can reference the bulk agreement.

Dues: Some homeowners are still paying their monthly dues at the 2022 dues rate. Those homeowners need to make a one-time correction in Caliber for any balance due, plus they need to change their monthly dues payment. Owners who are paying at the 2022 dues rate will be getting a reminder call or email from Mark Pierovich.

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

You can verify that you are paying the correct amount by logging on to your Portal home page and checking that your Balance is \$0.00 (left side of home page). To make a one-time correction, click on "Make a Payment," enter the correcting amount, then click on "Make One-Time Payment."

Incorrect monthly dues payments usually occur when residents are set up in the Portal as "Fixed Amount AutoPay" instead of "Variable AutoPay." If you are set up as "Variable AutoPay," Caliber will automatically change your dues for you to the appropriate amount.

Barbecues: Thank you to those residents who removed their barbecue from their deck or patio. Letters were issued in early March to those who had not yet complied. Per the Rules & Regulations, the next step will be to institute fines for barbecues that have not yet been removed.

Raised Bed Request: A resident submitted a request to the Board for a raised flower bed, along with dimensions and a photo of a similar bed. Marie moved to approve the bed as presented to the Board; the majority approved; Jess abstained.

Fire Department Access: It was noted in the February 13, 2023, minutes that Ken contacted the South King County Fire Department requesting that a fire engine drive through the complex some evening to assess whether cars on the street could create an issue in case of an emergency. Ken received an email from the fire department captain stating that there have been no complaints regarding access within our complex.

Next Board Meeting:

Scheduled for April 10, 2023 @ 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.