

Colonial Forest Owners Association  
Board of Directors Meeting Minutes  
April 9, 2018

Call to Order: 6:25pm

Approve minutes – pages 1 -4, Val motioned and Leona seconded, all approved.  
Financial Report – pages 5 – 12, Val motioned and Leona seconded, all approved.

**COMMITTEE REPORTS**

In May buildings will be assigned to board members for inspection by May 31<sup>st</sup>. Please note:

The Board will mainly focus on three things: 1) clutter and inappropriate items on decks and porches; 2) safety; and 3) appearance that could affect resale value for you and/or your neighbors. A couple examples of this would be unpainted porches and/or rusty railings. It is important that we all do our part to maintain home values as much as possible.

Grounds report – did not receive this month

Action Item List updated

**OLD BUSINESS**

1. South exit gate weld sensor into place – completed Ray March 2018
2. 20-3 siding board dropping – completed Dave March 2018
3. Front gate stopped working – completed Ray March 2018

**NEW BUSINESS**

1. Contractor – projects to finish/have been completed:
  - 2-3 porch repair – to be completed by end of May
  - 22-3 drywall repair from past chimney pipe leak – a little left to do, having trouble gaining access to the unit.
  - Bldg. 24 residing – scheduled to start April 30, 2018
  - Bldgs 23 & 24 replace railroad tie steps with concrete – scheduled April 2018
  - 14-1 roof leak – scheduled April 2018
  - 5-2 roof leak – scheduled April 2018
  - 7-2 leak in basement – scheduled April 2018
  - 5-1 repair lower board by front porch – scheduled Dave April 2018
2. B2U1 structural issues – John Halvorson reporting on Bldg. 2, Unit 1 issue. John did a walk through with Michael Daniels, Ken Pratt and Mark from Targa. The owner indicated that the doorways had gotten out of square, ceilings were

- cracking, floors are uneven. Trusses were squared up a couple of years ago, but floors need to be repaired. Mark is going to get a quote from Michael Daniels and the board will make a decision about this next month.
3. Start date for building 24 – two week notice letter needs to go out by Friday for owners to clear off porches and prepare for siding install that will start on 4/30.
  4. Homeowners stopped by to discuss bathroom fan vents. The board approves the three units requesting the vents, but only if Michael Daniels is the contractor and the purchaser pays Michael Daniel for this service.
  5. Vote to remove 2 trees that have become too big and are causing damage to building 22 & 18 sidewalks. Two smaller trees will be planted in the riverbed area in the future. Jon motioned, Val seconded, all approved.
  6. We have 34 children in the complex now, please be cognizant of children at play. We encourage parents to monitor your children at play to make sure they are playing safe. The board would like to discuss lowering the speed limit at the next annual meeting.
  7. Discussed building 18 and 22 and drainage. Working with Dave and Ted to make some aesthetic changes by removing drift wood and adding plants.
  8. Replacing remaining railroad ties with concrete steps and removal of paving stones in certain areas. Marie moved to approve up to \$9,000 to complete this project, Jon seconded, all approved.
  9. 21-6, replacement of carpeting, approved.

**ADJOURN: 8:31pm**

**NEXT MEETING: May 14th, 2018**