

COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING

- Val mentioned the increased noise level due to construction-related loss of vegetation near the SW corner of campus. Dave will look into planting more shrubs and/or trees in that area.

Tree Removal

Monty's Tree Service will look at four trees for potential removal.

Action Item List

- A video of the sewer line at 13-1 revealed a 44' "belly" in the line. Justin will obtain three repair bids. Rick moved to repair the sewer line and accept the lowest bid. Marie seconded and all approved. Justin took the action to notify owners who may be impacted by the construction, inform them of what needs to be done and give them a start date.
- Sidewalk repairs are complete.
- The sink hole at 27-1 is complete.
- The installation of light switches in both shared stairways of Building 2 is near completion.

Re-Siding Update

The re-siding of Building 18 should be complete around April 25th or 26th. Barring no schedule changes, the start date for Building 13 is scheduled for Wednesday, April 27th.

Dryer Vent Cleaning

- Best Air Duct Cleaning Services completed cleaning most of the dryer vents on campus. There were a few units requiring minor repairs before the vents can be cleaned: 20-1; 21-2/3/4/5/6. Carolyn moved to have Best Air Duct Cleaning Services make those repairs; Rick seconded and all approved.
- Some units require a contractor to assess what needs to be done: 4-1/3/4/5; 13-6; 18-2; 19-5; and 26-4. Justin will engage a contractor to make these repairs.

Rental Unit Status

The entire unit, except for ceilings, has been painted. Minor maintenance/repair work is 90% complete. The floors in the kitchen, dining room, and both bathrooms will be replaced. The last steps are to clean the kitchen and bathrooms and then clean the carpets. The goal is to have everything done by the end of April.

Owner-Installed Security Cameras

Just a reminder that residents who want to install their own security cameras must submit their plan to the Board for approval.

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Exterior Doors

One safety concern that was discussed at the Town Hall meeting was the fact that the 32" doors throughout the complex have a window. Anyone wanting to replace their door may do so but it must be a 6-panel, metal door. A picture of the approved door can be found at *colonialforest.net*. It must be the same as the 36" door that is pictured.

Railing Colors

The board decided not to paint the railings from white to black. However, the Board is amenable to changing from white to black under the following conditions: 1) all owners in an entire building must agree on the decision; 2) all owners agree to share in the cost; 3) owners submit a written request to the Board with all signatures; and 4) all railings must be painted at the same time.

Next Meeting:

Scheduled for
May 16, 2016

Respectfully
submitted,

Marie Alba
Secretary

The *COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS* can be reached as follows:

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Suggestion box at the campus office (Building 15, Unit 6).

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