

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

**Monthly Board Meeting
September 11th 2023**

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

BOARD MEMBERS ABSENT: Marie Alba (Secretary) (There is one vacancy)

TARGA MANAGEMENT: Mark Pierovich

General News: Marie could not attend the meeting so Val will take the minutes. There will be 5 BOD vacancies when the annual general HOA meeting occurs.

Approval of Previous Minutes: Jess moved to approve the August 14th 2023, meeting minutes. John seconded and all approved.

Financial Report: Attached. John moved to approve the August financial report. Val seconded and all approved.

Grounds Report: Attached.

Street Lights: Michael Daniels met with the BOD to discussed issues with the lighting project.

Sprinkler Report: Most of the sprinklers are working, but issues still need to be resolved. Building 14, needs solenoids replaced. A large hole needs to be dug to replace them. Building 19, 24, 23 there is leaking solenoids in a box at the west end of building 19. Building 10, there is a major leak in the ground. Lake Haven has been out, 811 has marked the area and Toby and Ken will be digging up the box to see if it is our issue or theirs.

Curb painting: painting is done with adding building letter ongoing.

Landscaping services: Jess will be addressing some landscaping oversight issues with Marcos.

Lawn thatching: One bid has been made for performing lawn thatching to correct lawn issues. The cost was too high to presently address the issue and lawn thatching is tabled until the first BOD in 2024.

Tree health: The Top-Notch tree firm was tasked with phase one of the tree project. They have not started work. They are set to come and cut down some of the trees but they were unable to keep their initial date. Toby and Ken are trimming the trees. A cedar tree is damaging driveway at building 10 but Top Notch felt the tree did not need to be removed. However, it is right next to the water leak. Jess motioned to approve an additional phase two. Wanda seconded and all approved.

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Building Pressure Washing: American Dream has failed to follow through with pressure washing buildings. They say it is too oxidized to give a professional job without further cost. They wish to pass on the job.

Roof Cleaning: Bids have not yet been obtained for roof cleaning. Ken will walk the campus and put together a list of buildings in need of roof cleaning. Jess and Mark will get bids.

Next Board Meeting:

Tentatively scheduled for
October 9th 2023 @ 5:30 p.m.

Respectfully submitted,

Val Krzyzaniak
Acting Secretary

The Colonial Forest Homeowner's Association Board of Directors can be reached as follows:

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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.