

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

**Monthly Board Meeting
February 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: Jess moved to approve the January 9, 2023 meeting minutes; Marie seconded and all approved.

Financial Report: Attached. Marie moved to approve the January 31, 2023, financial report; Jess seconded and all approved.

Comcast: A representative from Comcast met with the Board and presented options regarding the Colonial Forest bulk agreement. More information will follow. As a reminder, the current agreement includes two HD cable boxes per unit. 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: Monthly dues for all residents changed in January 2023. You can verify that you paid 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 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.

If you need assistance making any changes, please call 253-815-0393 and a Targa employee will help you.

Dryer Vent Cleaning: The Board approved a bid for cleaning dryer vents. A firm date is not yet established but it will be in the spring, probably May timeframe. Residents will be notified later regarding the exact date.

Exterior Lights: Just a reminder that the Association will replace outside lights. Lighting can be a safety issue, so please report burned out lights to Mark Pierovich: mark@targarealestate.com. Thank you for your assistance.

Parking Issues: Many residents are parking on the street instead of their driveways. This leaves little or no room for visitors and deliveries. Residents have reported instances of delivery trucks parking at curbs painted yellow or pulling up onto nearby sidewalks. This is dangerous and can damage curbs.

Please remember that per the Rules & Regulations, street parking may be used by owners and residents, but only when they have fully utilized all exclusive parking associated with their unit.

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At the December 11, 2022, annual meeting a resident questioned if the fire department would have difficulty maneuvering through the tight spaces created by the many cars parked on the street. Another person expressed concern that many residents are not parking in their assigned stalls.

Ken Pratt will contact the South King County Fire Department requesting that a fire engine drive through the complex some evening after 10:00 p.m. to assess whether cars on the street could create an issue in case of an emergency.

Next Board Meeting:

Scheduled for March 13, 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.