

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

**Monthly Board Meeting
December 13, 2021**

BOARD MEMBERS PRESENT: Jon Farrington (President), Jess Salazar (Vice President), Marie Alba (Secretary), Val Krzyzaniak (Treasurer), Ken Pratt (At Large), Patricia Ward (At Large), John Warfel (At Large)

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: Ken moved to approve the meeting minutes of November 8, 2021; Jess seconded and all approved.

Financial Report: There are no notable expenditures. Val moved to approve the November 30, 2021 financial report; Marie seconded and all approved.

Grounds Report: Attached. Please note that Ted and Zach placed outdoor faucet covers on all buildings to protect pipes from freezing. It is important to leave the covers attached.

2022 Annual Meeting: The Board is exploring possible options for holding the 2022 annual meeting in person. Currently the King County Library meeting rooms are closed until further notice. If no options are available, or if COVID-19 restrictions prohibit a gathering of that size, the meeting may be held via Zoom. More information will follow.

Grounds Employee Vacancy: The Board discussed options for filling Ted's position. Currently Zach remains full time.

PENDING ACTION ITEMS:

1. 1-6 put in railing by concrete steps
2. 7- units 1,3,4 hand rails installed
3. 22-2 hand railing
4. 22-2 finish garage door project
5. Add lamp post back gate
6. 25-5 water leaking into window
7. 4-3 outdoor faucet leak
8. 6-4 hot water tank leak homeowner expense
9. 4-2 water shut off valve not working
10. Several street lights out
11. 13-2 roof leak
12. 10-1 garage leak

COMPLETED ACTION ITEMS:

1. Bldg 20 middle 4 sections of roof replacement
2. 23-5 interior painting from past roof leak
3. 9-1 drain pipes
4. 10-2 leak
5. 9-1 crack in foundation wall in garage
6. 25-5 replaced post in garage
7. 10-3 drywall patch

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- 8. 20-5 drywall patch
- 9. Building 22 – place railing at sidewalk steps

Next Board

Meeting:

Scheduled for
January 10, 2022
@ 6:00 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: Jon Farrington (President): *contactus@colonialforest.net*
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 grounds crew will replace 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.