

COLONIAL FOREST HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

Please replace after reading

Please check off after reading. Building # _____ Unit #
 1 2 3 4 5 6

Monthly Board Meeting
May 10, 2021

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

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: John moved to approve the meeting minutes of April 12, 2021; Marie seconded and all approved.

Financial Report: There are no notable expenditures. Val moved to approve the March 31, 2021 financial report; John seconded and all approved.

Grounds Report: Attached. Danyil, the summer employee who worked here the last couple years, started on May 1st.

Targa Payment Portal: There are still several residents who have not changed their monthly payments by the \$2.00 per month dues increase. 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). If you need assistance making any changes, please call 253-815-0393 and a Targa employee will help you.

Newsletter: The annual newsletter will be mailed via email this year. For those residents who do not have email, one copy per building will be placed in the box along with the minutes.

Building Inspections: All buildings will be inspected in prior to June 14th. No inspections were performed in 2020 due to COVID restrictions. The Board will mainly focus on three things: 1) clutter; 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.

Please pay particular attention to painting porches and decks, cleaning or painting light fixtures, cleaning lattice, clutter on porches and decks, etc. Owners in buildings with shared porches that need to be painted or repaired are encouraged to work together. In previous years some owners have shared in the cost of the paint, and one owner volunteered to paint. Doing this ensures that the color and age of the paint is consistent throughout. It is important that we all do our part to maintain home values as much as possible so thank you for your cooperation.

PENDING ACTION ITEMS:

- 1. Bldg 21 replace railroad tie steps with concrete
- 2. 25-1 concrete path
- 3. 15-1 structural beam under was never painted white after replaced
- 4. Building 22 – place railing at sidewalk steps
- 5. 1-6 put in railing by concrete steps
- 6. 19-1 interior paint from past water leak
- 7. 7- units 1,3,4 hand rails installed

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

8. 22-2 hand railing
9. 22-2 finish garage door project
10. Add lamp post back gate
11. Office ventilation storm door, fans
12. Bldgs 20 & 23 middle 4 sections of roof replacement
13. 13-6 roof replacement over that one unit
14. Bldg.14 over 2 garages roof replacement
15. 15-2 outdoor faucet leaking
16. Bldg 17 add downspout
17. 23-5 interior painting from past roof leak

COMPLETED ACTION ITEMS:

1. Building 24 water main broke

Next Board

Meeting:

Scheduled for
June 14, 2021
@ 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.