

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

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**Monthly Board Meeting
August 8, 2016**

BOARD MEMBERS PRESENT: Marie Alba, Val Krzyzaniak, Joni McKee; Ken Pratt
TARGA MANAGEMENT: Mark Pierovich, Rashelle Wood
BOARD MEMBERS ABSENT: Kevin Goering, Carolyn Hagerhjelm, Rick Krekel

Approval of Previous Documents

Val moved to accept the board meeting minutes of July 11, 2016; Ken seconded and all approved.

Financial Reports

Mark reviewed the financial reports. The majority of the \$3,720.00 delinquent dues is one unit that has been sent to collections. Ken moved to accept the financial reports; Val seconded and all approved.

Action Items – the following will be repaired this week:

- Dryer duct repairs in B4U1-6 and B26U4.
- Stairwell light in Building 25.

Sewer Issue Building 13

Repairs should be complete this week. Here is a recap in very simplified terms. When the original sewer was built, the line ran the length of the building and was uneven. This is what caused the backup problems over the years. The repair entailed digging a 38” deep trench through 7” thick concrete in the garage of B13U5 and then through blacktop and hardpan outside the building. A new line was run from the garage to the sewer line in the parking area. A 2-way cleanout was also installed, which is code. Concrete and blacktop will be poured this week.

Many thanks to Mr. Kim in B13U5 for his patience and understanding throughout this project.

Tree Removal

The hemlock at B7U1 should be removed by the end of August.

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Puget Sound Energy (PSE) Air Sealing Program

The Board is currently compiling a list of those units that have a natural gas fireplace insert, stove, hot water tank, clothes dryer, and/or gas furnace. If you have any of these gas appliances and you did not receive an email from Joni McKee or Marie Alba, please let us know. You can send an email to Joni via the CF web site, or call her on 253-517-7906.

As stated previously, due to the nature of the project, every owner in a building must participate. Otherwise, the building cannot be done. Installation will require entry to every participating building's units three times: 1) a blower test prior to installation; 2) the installation work itself; and 3) a blower test after installation.

Questions can be addressed to Mark Pierovich (Targa) at 253-754-6049.

Colonial Forest Rental Unit

New windows and carpeting in the living room, hall, bedrooms and stairs have been installed. Targa has shown the unit to several potential renters and the goal is to have the unit rented by the end of August.

Blacktop

Targa received a quote from A. C. Moate for repairs to those areas of blacktop that have "alligatoring" or clusters of cracks in the pavement. Due to the recent plumbing costs, the Board decided to postpone pavement repairs until 2017.

Please Pick Up After Your Pet

- There are still some dog owners who do not pick up after their pet. Per the Rules & Regulations 7.d, "All pet defecation in common or limited common areas of Colonial Forest shall be picked up immediately by the pet owner or representative."
- Leaving pet waste creates a health hazard as mowing over the deposits spreads the feces in small pieces across the lawn and clogs the crew's machinery. In addition, leaving deposits in the yard attracts rats. Please pick up immediately after your pet and properly dispose of the waste.
- If you see anyone not picking up after their dog, send an email via the Colonial Forest web site so the Board can take the proper action.

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Next Meeting:

Scheduled for
September 12, 2016

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: Joni McKee (President/Grounds Mgr): *contactus@colonialforest.net*
Mark Pierovich (Targa offsite Mgr): *mark@targarealestate.com*

Phone: Joni McKee (President/Grounds Mgr) 253-517-7906
Mark Pierovich (Targa offsite Mgr) 253-754-6040

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.