

COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING

complex and ended up trapped behind Building 26—the driver and passenger then ran. In response to resident concerns and to help alleviate this ongoing problem, the existing sign will be moved a few feet to the north and replaced with a sign that clearly designates the through route.

Colonial Forest Web Site: The new web site is up and running. Many thanks to Rick Krekel and everyone who contributed to the new site. Val Krzyzaniak is now the webmaster of *colonialforest.net*. Please feel free to provide feedback.

Re-siding Project: Building 24 is nearly complete and letters will be mailed shortly to residents of that building asking them to create a list of anything that needs to be repaired, changed, etc.

Storm Drain Maintenance: Val moved to approve the service quote and maintenance agreement from Catchall Environmental. Jon seconded and all approved. All storm catch basins and lines will be cleaned 06/15/2018.

Broken or Missing Outside Lamp Lenses: Several of the original outside lamps have damaged, broken or missing lenses. Jess Salazar took the action to look into the feasibility and cost of getting replacement lenses made.

Soft Wash: For cleaning vinyl siding, the Board is looking into the cost and feasibility of using a soft wash process by an outside vendor as an alternative to pressure washing. Jon took the action to get a bid for cleaning one building.

Garage Sale: Many folks have asked about a garage sale. The Board does not coordinate an annual garage sale but any resident at any time can coordinate, advertise and hold one. Since the annual picnic is Tuesday, August 7, a good date for a garage sale might be Saturday, August 11 and/or Sunday, August 12. That way interested parties can discuss the sale at the picnic. Regardless of the date, the Board will program the front gate to be open for the event.

Railroad Tie Steps & Stepping Stones: As was started in 2017, railroad tie steps and stepping stones will continue to be replaced with concrete. We have had two reported injuries of residents falling on stepping stones and rotten railroad ties and that is two too many. The Board is making every effort to make resident safety a top priority, including the “CHILDREN AT PLAY” signs mentioned above. Please be aware of areas under construction throughout the summer and proceed with caution.

Structural Repair 2-1: Jess moved to approve the Michael Daniels bid to make structural repairs at B2U1. Leona seconded and all approved.

Completed Action Items

1. Bldg 22 had 2 trees removed in front – completed May 2018
2. 22-3 drywall repair from past chimney pipe leak – completed May 2018
3. 21-6 more work needed from original leak repair – completed May 2018
4. Bldg 4-1 - move light from one side to the other, as screen door keeps hitting the light – completed June 2018
5. 2-5 dryer vent repair – completed June 2018

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6. Extend one car length yellow paint at bldg. 16 – completed June 2018
7. 12-3 duct disconnected from outside vent – completed June 2018.
8. 12-4 needs new end flap from outside – completed June 2018.
9. 27-4 duct disconnected from outside vent – completed June 2018
10. 5-1 repair lower board by front porch – completed June 2018
11. 25-1 – pipe leak into basement – completed June 2018

Pending Action Items

1. 2-3 porch repair – scheduled June 2018
2. 2-1 large cracks throughout interior of unit. Owner has extra flooring. Michael will salvage what he can and provide bid by 5/21/18. Bid included for meeting vote.
3. Bldg. 24 residing – in progress May 2018
4. 16-2 cement walkway installation – scheduled June/July 2018
5. 5-5 roof leak – scheduled June/July 2018
6. Bldg 8-3&4 outside lamp lights – scheduled June/July 2018
7. 1-4 – ceiling leak – scheduled SIR Construction in progress May 2018
8. 15-2 – under porch repair needed – scheduled Dave May 2018
9. Bldg 15-5 – roof soffit is separating – scheduled June/July 2018
10. Bldg 16 – rework drain pipe to push water away from garages – scheduled June/July 2018
11. 22-4 basement leak – scheduled June/July 2018
12. Entire community – remove rose bushes not clearly marked with Resident Garden sign - scheduled Dave July 2018
13. 16-1 remove tree and stump grind – scheduled Monty June 2018
14. 2-2, 26-4 dryer vent repair – scheduled June 2018 will be done by end of this week.
15. 23-4 occasional substance coming into kitchen sink – scheduled June 2018
16. Bldg 2 dryer vent covers under both porches – scheduled June 2018 will be done this week.
17. 26-4 locate where dryer vent is located – scheduled June 2018

Next Board Meeting:

Scheduled for
July 9, 2017

Respectfully submitted,

Marie Alba
Vice President

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 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.