

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

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**Monthly Board Meeting  
January 10, 2022**

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 Pratt moved to approve the meeting minutes of December 13, 2021; Jon Farrington seconded and all approved.

**Financial Report:** There are no notable expenditures. Marie Alba moved to approve the December 31, 2021 financial report; Ken Pratt seconded and all approved.

**Capital One CD:** Jess Salazar moved to cash out the Capital One CD and deposit the funds into the Colonial Forest general fund. In the December 31, 2021, financial report the CD's value was \$17, 735.42. Jon Farrington seconded the motion and all Board members approved. Val Krzyzaniak, Treasurer, will proceed with the transaction.

**Grounds Report:** No attached report. A storm drain on 2<sup>nd</sup> Place South was recently clogged and had to be cleaned out. Colonial Forest contracted A. C. Moate to lay down salt and plow the streets whenever there is two or more inches of snow.

**Budget Ratification Meeting:** The meeting was held January 3, 2022 via Zoom. The 2022 budget was ratified and the dues increase is effective January 2022. If residents are not sure how to change their dues in Caliber, please contact Mark Pierovich. His phone and email are at the bottom of this document.

**Maintenance Employee Opening:** Mark Pierovich and Jess Salazar interviewed an excellent candidate and the Board agreed with the selection. Mark will extend an offer with a possible February 1, 2022 start date.

**Water Shutoff Valve Locations:** Thank you to those residents who responded with their water shutoff valve locations. There is quite a variety. Mark Pierovich will send all residents a spreadsheet with known locations. Please verify the accuracy and respond with your location if it is not identified on the spreadsheet.

**Annual Meeting:** The meeting will be held in February. Mark will send the date, time and location soon.

**PENDING ACTION ITEMS:**

1. 1-6 put in railing by concrete steps
2. 22-2 finish garage door project
3. Add lamp post back gate
4. 4-3 outdoor faucet leak
5. Several street lights out
6. 25 and 26 lighting
7. 27-6 – roof leak
8. 11-3 – foundation leak
9. 10-1 – electrical issues

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**COMPLETED ACTION ITEMS:**

1. Building 22 – place railing at sidewalk steps
2. 4-2 water shut off valve not working
3. 26-5 leak
4. 13-1 fireplace leak
5. 25-5 water leaking into window
6. 10-1 garage leak – Completed ServPro & Amor Restoration
7. 32438 2<sup>nd</sup> Pl S roof leak – completed FirstOnsite
8. 24-2 electrical issues

**Next Board Meeting:**

Scheduled for  
March 14, 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](mailto:contactus@colonialforest.net)  
Mark Pierovich (Targa offsite Mgr): [mark@targarealestate.com](mailto: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](http://colonialforest.net) or fill out a paper request form located at the office suggestion box.