

Colonial Forest Owner's Association
Board of Director's Meeting
December 10, 2018

Please replace after reading

Building # _____

Unit # _____ _____ _____ _____ _____
 1 2 3 4 5 6

BOARD MEMBERS PRESENT

Val Krzyzaniak, Leona Staats, Marilyn Kelleigh, Jon Farrington, Jess Salazar, John Halvorsen and Josh Dyer

Leave of Absence: Marie Alba

TARGA Representative: Mark Pierovich

A quorum was not achieved for the community's budget review. A budget review meeting before the start of the new year is now mandated by state law. For those who did attend Val walked us through the 2018 happenings reiterating that 2018 was a difficult year. Several events were unexpected causing a shift in budget planning. Two buildings experienced drainage issues. However, 2018 looks like it will be a clear year financially because we caught up on some dues situations that were reclaimed by legal means. The home owners will experience a 2% increase for 2019.

Jess made the motion to approve the 2019 budget, John Halvorsen seconded, all approved.

Our truck is still running but limping along so The Board has decided not to purchase a newer truck saving the truck budget until it's needed.

Regarding Capital Expenditures, the buildings are 40 years old and unknown expenditures keep coming to the surface causing a shift in discretionary spending. Currently the plan is to re-vinyl two buildings however this will depend on any unforeseen problems that could come up. There is also money allocated for road work which may include crack repairs, curb repairs and perhaps a blacktop at both entrances and main roads.

Back to the ongoing dog issues

- An unleashed mid-sized dog attacked a smaller dog Thanksgiving day causing injury to the smaller dog. The Board has asked the community to observe the CC&R position regarding the leash law. The leash rule and well-behaved animals is the responsibility of their owners, additionally people can be hurt in the conflict.

Website: contact us @<http://www.colonialforest.net>

Mark Pierovich (Targa Offsite Property Mgr.) mark@Targarealestate.com

Phone: Mark Pierovich #253-754-6049

Targa after-hours emergency number: #253-815-0393

Suggestion box at the campus office (building 15, unit 6)

Respectfully submitted,

Marie Alba, Secretary

(Marilyn Kelleigh, interim secretary)