

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

**Monthly Board Meeting
May 28, 2025**

BOARD MEMBERS PRESENT: Marie Alba, Marj Hause, Reggie Mayo, Wanda Michael,
Susan Salmond, John Warfel
TARGA MANAGEMENT: Mark Pierovich

Welcome New Board Member: The Board elected Reggie Mayo to fill Angel Torres' position. Marie moved to elect Reggie Mayo to serve as a Board member until the end of Angel Torres' term in 2026; Marj seconded and all approved.

Reggie has over 20 years of experience as a carpenter combined with leadership, training, and communication skills. He is also a current Board member of other organizations. He will be a valuable addition to the Board. We welcome Reggie and look forward to working with him.

Angel Torres: Angel joined the Board in 2024 and is moving soon. We sincerely thank him for his many contributions and service to the community. Please join us in wishing him and his family all the best.

Approval of Previous Minutes: John moved to approve minutes from the April 23, 2025, meeting; Marie seconded and all approved.

Financial Report: Attached.

Grounds Report: Attached. Toby and Eric did a very professional job painting the curbs and marking fire lanes throughout the complex. This satisfied the Federal Way fire department's requirements and passed inspection.

Water Shutoff Valves: Susan has dedicated a tremendous amount of time requesting water connection blueprints for a few buildings. Attempts to date have been mostly unsuccessful. King County was able to locate the original water permit, which Susan will take to Lakehaven for a follow-up. Some shutoff valves are in difficult locations and need to be relocated. Only a few units are impacted.

Roofs: Roof Maxx recently removed moss and treated the shingles on buildings 11, 13, 20, 22, and 27. The Board approved removing moss and applying moss control on five additional buildings: 1, 2, 3, 10, 15, and 16.

Resident Garden: The Board approved a written request for a resident garden at Building 15, Unit 6. The residents provided photos and plans for what they intend to grow in that area. **Residents who want to maintain a certain space associated with their unit must contact the Board in advance for approval.**

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**Next Board
Meeting:**

July 23, 2025 @ 5:30
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: 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 Association will replace outdoor 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.