

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

**Monthly Board Meeting
February 12, 2025**

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

Approval of Previous Minutes: Marj moved to approve minutes from the January 8, 2025, meeting; John seconded and all approved.

Financial Report: Attached. Please check FrontSteps to verify your monthly dues payment. Many residents paid the 2024 amount in January. Here are the dues increases for 2025.

2024 Dues (Old)	2025 Dues (New)	Increase Per Month
421.00	432.00	11.00
439.00	451.00	12.00
448.00	461.00	13.00
454.00	466.00	12.00
457.00	470.00	13.00
485.00	498.00	13.00
503.00	517.00	14.00

Grounds Report: Attached.

Toby and Eric spent a great deal of time and effort locating the water shutoff valves for the seven buildings with detached garages. The valve locations are inconsistent with other style buildings. Some are in crawl spaces below the buildings, and some are in PVC pipes outside in flowerbeds. Some of the valves were completely buried and full of dirt. They found the valves, cleaned them out, purchased covers, painted them white, and wrote "Water Shutoff." Thanks to them, we now know the shutoff valve locations for those buildings. Their efforts are very much appreciated. An updated shutoff valve spreadsheet will be published soon.

Upcoming Tree Removals:

There are some dead, dying, or leaning trees on campus that need immediate attention. Resident safety is always the top priority. Marj moved to remove four trees immediately; Susan seconded and all approved. The trees will be removed in the next week or so. Residents will be notified in advance and your cooperation is appreciated.

Dryer Vent Cleaning:

As a safety precaution, the Association cleans all dryer vents every two years. Cleaning will be performed this spring or early summer. The entire process is from the outside, so nobody will enter your unit. More information will follow.

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**Next Board
Meeting:**

March 12, 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.