

COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING

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Monthly Board Meeting August 14, 2017

BOARD MEMBERS PRESENT: Marie Alba, Carolyn Hagerhjelm, John Halvorsen, Rick Krekel, Val Krzyzaniak, Ken Pratt, Kimberly Shelton
TARGA MANAGEMENT: Mark Pierovich

Guests: Residents Janine Barber and Catherine Allis

Janine asked the Board to establish a committee to research the feasibility of heat pumps in Colonial Forest. Catherine requested permission to install a heat pump. As there are many dynamics to consider with heat pumps, the Board agreed with Janine that a committee is a good idea. The committee is comprised of two homeowners and one Board member: Janine Barber (Bldg 5), Mark Clemens (Bldg 19), and Marie Alba (Bldg 1).

Guests: SIR Construction

SIR Construction recently walked the CF campus and noted potential repairs. Currently there is one porch (12-4) and two decks (15-1, 9-6) that will be repaired immediately. The Board is getting three bids for each repair.

Approval of Previous Documents

Val moved to approve the Board meeting minutes of July 10, 2017; Rick seconded and all approved.

Financial Reports

Val moved to approve the 7/31/17 financial reports; Rick seconded and all approved.

Grounds Report (attached)

Annual Town Hall Meeting

The Town Hall meeting will be held Wednesday, September 6th from 6:30 p.m. – 8:30 p.m. at the Federal Way library on 1st Avenue. There is no agenda for this meeting—it is an open forum for owners to ask questions, make suggestions, etc. This is a valuable exchange of information and we encourage everyone to attend. Our fellow Board member, Kimberly Shelton will be the guest speaker. Kimberly works at the Federal Way Community Center and will share interesting information about local services and events.

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Action Items

Completed	Pending
Sidewalks/steps/railings: Bldg 6 front, 9-1, 11-6, between 14 & 9, 21-1, 21-6, 22 Bldgs 8 & 22 re-siding 2-5 outdoor faucet leak 2-6 lighting 4-6 faucet Bldg 11 concrete control joints installed 11-6 step lighting Bldg 16 sprinkler pipe repair 22-1 faucet installation	Sidewalks/steps/railings: Bldg 6 front, between 14 & 9, 22 1-3 loose siding repair 9-6 balcony repair (obtaining bids) 11-6 grass drainage 14-4 stains on ceiling from past roof leak 16-5 install new porch (constructed but not yet painted) 19-6 attic venting Bldg 21 grass drainage 21-1 lighting & sidewalk issues 21-6 needs new light 22-3 French drain connecting downspouts 27-6 pipe leak

Next Board Meeting:

Scheduled for
September 11, 2017

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: Ken Pratt (President/Grounds Mgr): contactus@colonialforest.net
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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.