

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

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**Please check off after reading.**    Building # \_\_\_\_\_    Unit #                                                

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**Monthly Board Meeting  
July 13, 2020**

**BOARD MEMBERS PRESENT:**    Jon Farrington (President), Jess Salazar (Vice President),  
Marie Alba (Secretary), Val Krzyzaniak (Treasurer), Patricia  
Ward (At Large)

**TARGA MANAGEMENT:**        Mark Pierovich

**Approval of Previous Documents:** Jess moved to approve the meeting minutes of June 8, 2020;  
Val seconded and all approved.

**Financial Reports:** The reduction in reserves is mainly due to two expenditures: 1) new siding,  
and 2) purchase of new maintenance truck. After review, Val moved to approve the June 30, 2020  
financial report; Marie seconded and all approved.

**Grounds Report:** Attached. The two summer employees from last year, Zach and Danyil, started  
in late May and will work until the end of September.

**Board Openings:** Josh Dreyer moved, which created a second Board opening. We thank Josh for  
his contribution to the community. If anyone is interested in filling an open Board position until  
February 2021, please contact Mark Pierovich at Targa. Mark's phone is 253-754-6049 and his  
email is [mark@targarealestate.com](mailto:mark@targarealestate.com). The Board consists of seven homeowners, and terms are  
staggered. Elections to fill any open positions are held each February at the annual homeowners  
meeting.

**Yard Waste:** The Association and maintenance crew appreciate residents who help beautify the  
grounds. However, please follow these guidelines when disposing of yard waste.

**What the maintenance crew can take:**

- Clippings or yard waste in brown paper bags or cardboard boxes only.

**What the maintenance crew cannot take:**

- Clippings or yard waste in plastic bags, e.g., grocery bags or larger trash bags. This causes  
the crew to open the plastic bags, empty the contents into the truck, and then they must  
dispose of the plastic bag separately. There is no WM garbage service to the office so this  
creates a burden to the crew.
- Empty plastic planters/pots, hanging baskets, etc.

Ted has a supply of 30-gallon paper yard waste bags like the ones available at Home Depot or  
Lowe's. Just ask Ted and he will give you some. Thank you in advance for your cooperation.

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**Truck:** The new maintenance truck was purchased 6-23-20. It is a 2020 Ford F450 landscape dump truck. A magnetic sign for the truck will be ordered soon with the Colonial Forest name, logo, and website address.

**Annual Picnic:** Due to COVID-19 concerns, Jess moved that the annual picnic not be held in 2020, hopefully resuming in 2021; Jon seconded and all approved.

**Colonial Forest Sign:** The sign at the main entrance needs repair in certain areas. The Board also plans to move the sign a little farther away from 1<sup>st</sup> Avenue to improve visibility.

**Speeding Cars & Children at Play:**

Please obey the 15mph speed limit. The safety of residents and children are of paramount importance. Many cars go entirely too fast, which creates a very dangerous situation considering the number of children playing on campus. Children should wear helmets and avoid playing in the streets. Many children have been seen going fast downhill on skateboards and bicycles--without helmets. The Board is considering installing speed bumps in order to improve safety.

**COMPLETED ACTION ITEMS:**

1. 15-5 water line repair
2. Bldg 3 water spigot leak
3. Bldgs 2 & 3 water valve replacements
4. Bldg 6 & 26 install new siding
5. Bldg 16-2 separate electrical service
6. Bldg 5-5 – roof valley repair
7. Bldg 27 roof repair
8. 18-1 & 23-5 roof leak
9. 23-5 chimney leak
10. Stop sign replacement
11. 6-6 change light, garage door trim, rot on porch
12. Clean gutters buildings 4 & 27

**PENDING ACTION ITEMS:**

1. Bldg 21-1 & 26-1 replace railroad tie steps with concrete
2. 16-1 beam to deck needs raised. Wood rot repair
3. 13-6 deck support rotted
4. 12-1 – sidewalk trip hazard
5. Between Bldgs. 10 & 12 – add concrete steps
6. Install motion light in open space by buildings 12 & 14
7. 25-1 concrete path
8. 23-1, 23-6, 12-4, 12-2, 14-4, 19-1, 21-2, 19-5, 21-6, 14-2 dry vents need to be connected
9. 3-1 wood rot repair on garage
10. 3-1 garage drainage issue
11. 15-1 structural beam under deck was never painted white after replaced
12. Building 22 – place railing at sidewalk steps

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- 13. 1-6 replace railing at new steps on east side
- 14. 7-1 – mold in basement
- 15. 20-5 roof / gutter leak
- 16. Bldg 20 irrigation leak

**Next Board Meeting:**

Scheduled for  
August 10, 2020  
@ 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*  
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 grounds crew will replace 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.**