

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

**Monthly Board Meeting
August 14, 2023**

BOARD MEMBERS PRESENT: Ken Pratt (President), Jess Salazar (Vice President), Val Krzyzaniak (Treasurer), Wanda Michael (At Large), Joe Conner (At Large), John Warfel (At Large)

BOARD MEMBERS ABSENT: Marie Alba (Secretary)

TARGA MANAGEMENT: Mark Pierovich

General News: Marie could not attend the meeting so Val will take the minutes. Ken announced to the board that he will not be running when his term ends at the beginning of 2024. There will be 5 BOD vacancies when the annual general HOA meeting occurs in January or February of 2024.

Approval of Previous Minutes: Jess moved to approve the June 12, 2023, meeting minutes. John seconded and all approved.

Financial Report: Attached. Val moved to approve the June 12, 2023, financial report. Jess seconded and all approved.

Grounds Report: Attached.

Sprinkler Report: Most of the sprinklers are working, but issues still need to be resolved. Ken reported that Building 14, Zone 18 is working with the exception of one station in the common area on the east side of the building between the driveway and the maintenance area. Buildings 1, 2, 3, 8, and 9 are experiencing low water pressure in the garage and rear patio areas. Buildings 19, 23, 24 are currently shut off due to a station that cannot be automatically shut off. Building 10 reported that sprinklers are not working. Two stations are running the other two are not so Ken believes there might be one bad sprinkler head on one of the stations that is working. Jess and Mark will look for personnel or companies to assist.

Rental Lottery: There were no qualified applicants for the rental lottery. There is no longer a FHA requirement that we have a rental unit in Colonial Forest. Val moved to discontinue the Rental Lottery process for a rental unit until the FHA requirements call for one. John seconded and all approved. Val will remove details on the rental lottery from the web site.

Lawn Thatching: Many areas of the campus are brown with a lot of thatch and weeds and not a lot of grass. These lawn areas could use thatching and reseeding. Val made a motion that Mark will look into getting a landscaping company to assist. Motion was seconded by John and all approved. While this is in progress we will forgo crane fly spraying for the rest of the year.

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Tree Health: Some residents are questioning the health of the trees on campus. A tree at building 22, a cedar in front of building 21, a cedar which might be damaging a driveway at building 10, and a tree in the park between building 16 and 19 need to be addressed. There was also a request for dead branch trimming of trees near building 3. Mark will get a licensed tree specialist come and evaluate the trees on the campus.

Curb Painting: Curbs painting has finished on about a third of the campus. Toby and Ken will pressure wash the curbs on 2nd Place South and paint the street and driveway curbs this week. Next they will paint the back driveway curbs. Then they will move to S327th. Work on S327th may require that the road be closed for a few hours while they pressure wash and paint.

Building Pressure Washing: A resident asked when pressure washing would continue. Bids for pressure washing the worst buildings were obtained. Jess made a motion that American Dream do the pressure washing job on buildings 1, 2, 3, 9, 14 and 15. Joe seconded and all approved.

Roof Cleaning: A resident asked when roof cleaning would continue. Jess and Mark will get bids.

Dog Spots: A resident complained about dog spots on the grass in front of their unit. Dog spots are caused when dogs urinate on the same spot repeatedly. Marie will talk to dog owners in the area and Toby and Ken will investigate possible solutions.

Street Lights: Michael Daniels supplied a bid on a solution to our current lighting issue. The solution uses the existing light polls and replaces the current lights with high intensity LED lights that will improve illumination. Jess made a motion to accept the bid. John seconded the motion and all approved.

Sidewalk Signs: Ken has found a paper supply for the current signs that will work for the time being. New sidewalk signs are no longer required.

Next Board Meeting:

Tentatively scheduled for
September 11, 2023 @ 5:30
p.m.

Respectfully submitted,

Val Krzyzaniak
Acting 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.