

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

**Monthly Board Meeting
November 7, 2022**

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

BOARD MEMBERS ABSENT: Joe Conner

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: Jess moved to approve the September 26, 2022, meeting minutes; Marie seconded and all approved.

Financial Report: Attached. Val moved to approve the October 31, 2022, financial report; John seconded and all approved.

Grounds Report: Attached.

2023 Budget: Val presented the 2023 proposed budget line by line. After good discussion, Val moved to approve the budget; Marie seconded and all approved. A meeting to ratify the budget is scheduled for Sunday, December 11, 2022, and will be combined with the annual meeting which is normally held in early February. Residents will be notified as to hours and location.

Rules & Regulations (R&Rs): As was reported in the June minutes, the Board approved the R&R changes and then asked the attorney to update Rule 12 Enforcement. The attorney sent a draft of Rule 12, the Board had a few questions, and the attorney answered all questions. Val moved to approve the finalized Rules & Regulations; Jess seconded and all approved. A copy will be mailed to all residents shortly. The last R&R revision was in 2015.

Resident Yard Debris: There is still no yard debris pick up until further notice so please do not put out bags or piles of debris. Jess will contact the landscape company regarding post windstorm cleanup.

Front Gate Entry System: As stated in the September minutes, Mark is obtaining quotes from gate maintenance companies to convert to a cellular entry system. Unfortunately, only one company out of four has responded so far. In the meantime, remote control entry and entering person gate codes via the keypad are not impacted. Looking up a resident in the directory and pushing the CALL button does not currently work.

Maintenance Employee: Very few people have applied for the maintenance opening. There have been a couple possible applicants over the last several months, but nobody has panned out. Outsourcing landscaping and roof cleaning has gone extremely well, so the Board discussed the possibility of hiring a handyman a couple days a week to do other tasks such as light bulb replacement, miscellaneous repairs, leaking faucets, etc. More information on this will follow.

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Next Board Meeting:

A combination 2023 budget ratification and annual meeting is set for Sunday, December 11, 2022. More information to follow.

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.