

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

**Monthly Board Meeting
April 29, 2026**

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

Approval of Previous Minutes: John moved to approve the minutes from March 25, 2026; Marj seconded and all approved.

Financial Report: Attached. Please check your Frontsteps account to ensure that your monthly dues are updated. Go to *targarealestate.com* and click on Resident Portal at the top. From there scroll down to Frontsteps. Click on the Make a Payment link to check your account.

Grounds Report: Attached. Please welcome our newest maintenance employee, Mingo Meza. Mingo has many years of experience in landscaping and a strong work ethic.

Trees: The Board approved removal of a dying tree by Building 25. Bonnie moved that if there is a dead tree, the Board will immediately approach Toby and Mingo regarding removal. If they cannot remove the tree, they will consult Natural Green Lawn care. Marj seconded the motion and all approved.

Front Sign Replacement: The Board recently consulted one company about replacing the front entrance sign. Two more bids are required prior to deciding.

Building Inspections: The Board will perform building inspections in May. This year's focus will be on necessary exterior maintenance such as decks, railings, porches and doors.

Note: There is no longer a gray paint code. Please purchase an **exterior** paint that is recommended for decks and porches. The color should be a **medium shade of gray** that blends with other porches and decks in the community. Some residents are using **textured** porch paint, which provides anti-slip protection. The Rules and Regulations are available at *colonialforest.net/documents*.

Community Garden: The Board approved expansion of the community gardens located in the lawn by the south gate (328th St). **This is not an HOA-funded project.** Buy-in for an 8'x4'x2' bed is roughly \$200, plus a signed agreement regarding garden

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responsibly is required. For further information please contact Susan through the following email: graycie2025@gmail.com.

Next Board Meeting:

May 27, 2026 @
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.