

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

**Monthly Board Meeting
June 12, 2023**

BOARD MEMBERS PRESENT: Ken Pratt (President), Val Krzyzaniak (Treasurer), Marie Alba (Secretary), Joe Conner (At Large), John Warfel (At Large)
BOARD MEMBERS ABSENT: Wanda Michael (At Large), Jess Salazar (Vice President)
TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: Val moved to approve the May 8, 2023, meeting minutes; John seconded and all approved.

Financial Report: Attached. Val moved to approve the May 31, 2023, financial report; Marie seconded and all approved.

Grounds Report: Attached. Toby continues to make tremendous progress cleaning up the beds and surrounding grounds. Recently Toby and Ken removed the truck canopy for the summer, and Ken built 24" sideboards so the truck can hold more debris. They will put the canopy back on this winter.

Sidewalk Signs: The Board is looking into new A-frame sidewalk signs for each entrance that hold insertable letters. The current signs are very old and require new inserts each time they are used.

Sprinklers: Most of the sprinklers are working, but some issues still need to be resolved. Thank you for your patience. If you notice a damaged, malfunctioning sprinkler, soggy areas, or leaks, please notify Mark Pierovich at Targa. Mark's number and email are at the bottom of these minutes.

Moles: Their presence is obvious with the many mounds throughout the complex. According to the Washington Department of Fish and Wildlife website, there are some benefits to mole activity: "Their extensive tunneling and mound building mixes soil nutrients and improves soil aeration and drainage. Moles also eat many lawn and garden pests, including crane fly larvae and slugs."

Because trapping them is illegal in Washington State, we tried various methods to deter them, from solar vibration spikes to "homegrown methods" like burying bars of soap in the ground. Using mole bait is not an option because many of them are harmful to domestic animals and humans. Although the mounds are unsightly, the fact is, there is not much we can do about them. We can continue using the vibration spikes, but the results have been mixed. The link below to the Fish and Wildlife website provides excellent information about moles.

<https://wdfw.wa.gov/species-habitats/living/species-facts/moles#>

Non-operable Equipment: There are a few old pieces of gardening equipment that are beyond repair, so the plan is to scrap them, which will help clean up the storage sheds.

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Dead Tree Removal: The dead tree at the east end of the main entrance will be removed, but there is no completion date at this time. Residents will be notified in advance regarding date, time, road closure, etc.

Streetlights: There are currently a few streetlights with burned out bulbs: at the end of the main entrance, and by Buildings 4, 6, and 21. The Board is looking into replacement LED bulbs that will improve illumination but may require replacing the ballast.

Pressure Washer: The current pressure washer is old and needs repair. In addition, it is undersized for a complex as large as Colonial Forest. The Board gave Ken the approval to purchase a new commercial grade pressure washer from RK Pressure Washing in Kent that can more easily handle the sidewalks, curbs, and buildings.

Next Board

Meeting:

Tentatively scheduled
for July 10, 2023 @
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.