

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

**Monthly Board Meeting
July 22, 2026**

BOARD MEMBERS PRESENT: Marie Alba, Marj Hause, Bonnie McPherson, Susan Salmond, John Warfel

BOARD MEMBERS ABSENT: Wanda Michael

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: John moved to approve the minutes from June 24, 2026; Marie seconded and all approved.

Financial Report: Attached. Over 30 residents have outstanding balances, so please verify you are paying the correct HOA amount and are not past due. There are two ways to access your account:

1. **Via the Colonial Forest website:**

- a. Go to *colonialforest.net/OWNER INFORMATION/Homeowners Dues Portal/Link to Payment Portal*.

2. **Via Targa's homepage:**

- a. 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.

It is recommended that you review your Frontsteps account quarterly to ensure you have no outstanding balance.

Grounds Report: Attached. For added safety in common areas, Toby and Mingo painted the front side of concrete steps yellow.

Roof Replacement: Marj moved to accept Michael Daniels' bid to replace the roof at Building 18, Units 2-5; Bonnie seconded and all approved. Units 1 and 6 were replaced previously.

Roof Cleaning: The Roof Maxx representative inspected roofs in June and proposed several buildings for cleaning and a few others for Roof Maxx restorative treatment.

Marj moved to accept the proposed list for cleaning only; John seconded and all approved. The Board will revisit restorative treatment and funding for additional buildings in August or September.

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Comcast: Attempts to contact the Comcast representative in March were unanswered. Comcast moved the March 31, 2026, deadline to July 29, 2026, and Mark is currently negotiating the proposed contract with the Comcast representative.

Back Gates: The exit gate was repaired in June; the control board and expansion boards were replaced. In addition, the gate hinges were replaced on the entrance side. Please report any malfunctions immediately to Mark Pierovich at Targa 253-754-6049. Thank you.

**Next Board
Meeting:**

August 26, 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.