

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

**Monthly Board Meeting
August 8, 2022**

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

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: Val moved to approve the meeting minutes of July 11, 2022; Marie seconded and all approved.

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

Grounds Report: Attached. Mark continues to advertise for fulltime maintenance employees. He received a few resumes, but they did not have landscaping experience. Ken Pratt continues to walk around the community a few times a week to ensure there are no issues with the fence and grounds.

Rental Lottery: In order to be FHA qualified, Colonial Forest must allow one owner to rent their unit. Otherwise, renting units or individual rooms is prohibited by the Colonial Forest Covenants, Conditions, and Restrictions (CC&Rs). The authorized rental is in addition to the Association-owned unit located above the office in Building 15. The drawing for the next authorized owner to rent his/her unit was held at the August 8, 2022, Board meeting. An outside, independent person drew the winner and two runners up. All three winners have been notified.

Back Gate Code: To help reduce access to the back gate, Val moved to change the entry code; Jess seconded and all approved. A change request has been submitted to the gate service company, and all residents will be given the new code prior to the change. This will hopefully limit the number of people who use the back gate. **Residents should direct all deliveries to the front gate. This includes food deliveries.** Give delivery personnel your individual front gate entry code. If you do not know your code, please send a request to Mark Pierovich. Thank you to everyone for doing your part to help keep gate access to a minimum.

Sprinklers & Mowing: The status of the sprinkler system is explained in the Grounds Report. Many thanks to everyone who is watering until the system is repaired. Temporarily, the Board will have the landscape company mow every other week while the grass is dormant, and prune shrubs and rhododendrons during the non-mowing weeks.

Roof Repairs: Recently a couple buildings required roof repairs and the Board obtained bids. Val moved to use Michael Daniels and his subcontractor to perform all roof repairs; John seconded and all approved.

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

Moles: The solar powered mole deterrents the Ken installed seem to be working. There are still a few areas where the moles are a problem. Ken will install more if necessary.

Next Board

Meeting:

Scheduled for
September 12, 2022
@ 6:00 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 grounds crew will replace 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.