

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

**Monthly Board Meeting
March 25, 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 February 25, 2026; Bonnie 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.

Homeowner/Resident Contact Form: Thank you to the owners who submitted the contact form. To help resolve the current street parking issue, the forms will assist in identifying vehicles and owners.

Heat Pumps: The Board approved four heat pump applications to date. **Reminder: All heat pumps must be approved by the Board prior to installation.** Homeowners are required to submit specifications and a signed agreement. All necessary information, including Washington State heat pump regulations, is available on the Colonial Forest website: [colonialforest.net/owner information](http://colonialforest.net/owner%20information)

Comcast Contract: Comcast has not reached out to us, nor returned our calls, regarding the current cable contract which expires March 31, 2026.

Building Inspections: The Board will perform building inspections in the latter half of May. The last inspections were conducted in 2024, and the focus was more on exterior appearance such as unapproved items on decks, porches and flowerbeds.

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. The Rules and Regulations are available at colonialforest.net/documents.

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Next Board

Meeting:

April 29, 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.