

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

**Monthly Board Meeting
September 26, 2022**

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

BOARD MEMBERS ABSENT: Ken Pratt

TARGA MANAGEMENT: Mark Pierovich

Changes to Meeting Dates: The meeting originally schedule for Monday, September 12 was moved to September 26, 2022. The next meeting will be November 7, 2022, replacing the October 10 and November 14 meetings. This change in schedule is to accommodate 2023 budget discussions.

Approval of Previous Minutes: Val moved to approve the amended meeting minutes of August 8, 2022; John seconded and all approved.

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

Grounds Report: Attached (includes sprinkler update). Again, many thanks to those residents who have been watering the grass and shrubs. Your efforts are very much appreciated.

Roof Cleaning: Jess walked the campus with a company to obtain a bid for cleaning roofs, especially those buildings close to trees that have moss.

Resident Yard Debris: In the absence of a maintenance employee, Ken and Jess have been picking up yard debris and taking it to the dump. They will discontinue doing so in the very near future, so the Board is looking into possible solutions.

Resident Fence Request: A resident in a unit with detached garage requested Board approval to add a small, fenced area with gate around their front porch. It will be similar to some other units with detached garages. Marie moved to approve the fenced area; Wanda seconded, and the majority approved.

Front Gate Entry System: Updates to the front gate directory are transmitted via a phone line, and the line is inoperable. It has taken several months to pinpoint the problem and locating the exact place where the line is broken could be quite costly. Mark is obtaining quotes from gate maintenance companies to convert to a cellular entry system. In the meantime, remote control entry and entering person gate codes via the keypad are not impacted. Looking up a resident in the directory and pushing the CALL button does not currently work.

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Next Board

Meeting:

Scheduled for
November 7, 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.