

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

**Monthly Board Meeting
October 9, 2023**

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

General News: Ken Pratt is no longer on the Board of Directors. We sincerely thank him for his many hours of service and dedication to our community over the years.

Jess Salazar will fill the role of President until the annual meeting in December (date and time TBD). Board member elections will be held at the annual meeting and there will be five (5) Board vacancies. Prior Board member, Carolyn Hagerjelm, will temporarily fill one of two current vacant positions until the end of the year.

John Warfel is now the Board maintenance liaison who will coordinate with Toby.

Approval of Previous Minutes: John moved to approve the September 11, 2023, meeting minutes; Marie seconded and all approved.

Financial Report: Attached. Val moved to approve the September 30, 2023, financial report; Marie seconded and all approved.

Grounds Report: Attached.

Sprinklers: At this time all sprinklers are off for Fall and Winter. Work is still required on the following in the Spring: Building 14 needs solenoids replaced; Building 10 needs diagnosis and possible solenoids replaced; Building 22 double shut off valve is leaking.

If you notice a damaged sprinkler head, soggy areas, or leaks, please notify Mark Pierovich at Targa. Mark's number and email are at the bottom of these minutes.

Landscape Service: From October through the winter months, the landscape service will be here every other week to mow if necessary, and to blow leaves, remove debris, etc.

Roof Cleaning: Half of the roofs on the original schedule are complete. Not all roofs will be cleaned, just the buildings and/or individual units that require cleaning. The remaining roofs will be cleaned as weather conditions allow. Note: Buildings 5 & 16 have been added to the schedule. Residents will be notified in advance so they can move their cars and personal belongings.

Curb Painting & Building Numbering: The project is now complete. Many thanks to Ken and Toby for their hard work getting this done. They painted some areas twice due to black tire marks on the fresh paint, but many areas already have new marks.

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Dead Tree Removal: The tree service completed both Phase 1 & 2. No further removal is scheduled at this time.

Streetlights: As of Thursday, October 5th, all streetlights are on and adjusted.

Next Board Meeting:

Tentatively scheduled
for November 13, 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.