

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

**Monthly Board Meeting
October 22, 2025**

BOARD MEMBERS PRESENT: Marie Alba, Marj Hause, Rick Krekel, Reggie Mayo, Wanda Michael, Susan Salmond, John Warfel
TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: John moved to approve minutes from the September 24, 2025, meeting; Marie seconded and all approved.

Financial Report: Attached.

Grounds Report: Attached.

Maintenance Employee: Due to Ian Chapman's departure, the Board discussed hiring a second full-time maintenance employee. After much deliberation, Wanda moved to wait until 2026 to consider hiring another maintenance employee; the Board will review at the March 2026 meeting whether to hire based on funds and needs. Reggie seconded and the majority approved.

2026 Budget: The Board reviewed several budget scenarios, all of which focused on cutting expenses where possible, meeting the rising cost of goods and services, and building reserves. Marj moved to approve a 15.02% increase in dues; John seconded and all approved. More information will be communicated shortly.

Feeding Animals: Please do not feed birds and animals. There is currently a problem with crows and raccoons destroying the grass while digging for grubs. The raccoon activity was captured on a resident's camera. While digging for grubs may be impossible to control, the Board is aware that some residents are feeding birds and critters. In years past, the Board was faced with the unpleasant decision to trap raccoons and they were euthanized. If raccoons are not getting food, they will move on.

Next Board Meeting:

November 25, 2025 @
5:30 p.m.

Respectfully submitted,

Marie Alba
Secretary

The Colonial Forest Homeowner's Association Board of Directors can be reached as follows:

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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.