

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

**Monthly Board Meeting
July 11, 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 June 13, 2022; Jess seconded and all approved.

Financial Report: Attached. Val moved to approve the June 30, 2022 financial report; Marie 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 walks around the community a few times a week to ensure there are no issues with the fence and grounds. On July 1, 2022, Ken sold the F450 truck. He continues to pick up residents' bags of yard debris with the red truck on Mondays and Thursdays.

Sprinklers: The Board received several resident concerns about not turning on the sprinkler system. There are 21 sprinkler zones and hundreds of sprinkler heads. As many as 50+ heads may be broken and need to be replaced. There are also underground pipe leaks as evidenced by the many soggy grass areas on campus. Those area are now firmed up because the system has been off.

The Board is also concerned about the many flower beds and mature shrubs in common areas that are not receiving water. Ken and Jess plan to turn on the system, determine how many sprinkler heads are malfunctioning, and obtain a bid to have them repaired. The underground leaks will be addressed later.

Security and Perimeter Fence: As mentioned in the grounds report, Ken discovered fence vandalism a few times on his rounds. In addition, a few areas are impacted by tree growth. A resident who lives on the east side of the complex sent a video from his camera that showed two men walking around at 11:30 p.m. on the night of July 4. They were checking car door handles. Then they damaged the east fence and walked through to Quiet Forest II. **Please always lock your car.**

The fence system used by Colonial Forest is no longer available, which makes repairs difficult. The Board is looking for options that will give us some repair stock. One idea was to put a section of cyclone fencing in the NE corner of the complex (like the north border), but the cost was prohibitive. Jess suggested matching the Quiet Forest II fence line along S 328th. He is looking into a bid.

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Broken Window: Recently a rock was caught up in a lawn mower and broke a resident's window. The landscape company uses grass catchers on all their mowers, but unfortunately these things happen. It could be something as simple as a mower catching a rock in a raised area where moles have been. There have been several broken windows over the years with our own maintenance crew. Jess made a motion that if a window is broken as a result of lawn mowing, provided the correct equipment is being used by the landscape company, Colonial Forest will pay to replace the window. Marie seconded and all approved.

Moles: Moles continue to be a huge problem. Their tunnels collapse and leave the lawn uneven wherever they have been. John suggested solar powered mole spikes that give off sonic frequencies every 30 seconds. The frequencies radiate in a circular pattern and can cover up to 7,500 square feet. Ken will obtain and install some in areas of the most mole activity.

Next Board Meeting:

Scheduled for
August 8, 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.