

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

**Monthly Board Meeting
May 27, 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 April 29, 2026; Bonnie seconded and all approved.

Financial Report: Attached. Please check your Frontsteps account to ensure that your monthly dues are updated.

There are two different ways to access your account:

1. **Via the Colonial Forest website:**
 - a. Go to *colonialforest.net/OWNER INFORMATION/Homeowners Dues Portal/Link to Payment Portal*.
2. **Via Targa's homepage:**
 - a. 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.

It is recommended that you review your Frontsteps account quarterly to ensure you have no outstanding balance.

Grounds Report: Attached.

Roofs: The roof at Building 2 (Units 2-5) was replaced earlier this year due to a leak. Units 1 and 6 will be replaced later. In 2025, five roofs received the full Roof Maxx treatment, and six others were cleaned of moss and debris. This year more roofs will be inspected and treated as budget allows.

Building Inspections: All buildings were recently inspected by Board members, and letters will be mailed shortly to some residents. The focus this year was on exterior maintenance.

Paint - Porches & Decks: 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.

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Some residents are using **textured** porch paint, which provides anti-slip protection. The Rules and Regulations are available at *colonialforest.net/documents*.

Paint - Iron Railings: Clean off dirt and rust prior to painting. There is no white or black paint code. Recommended paint is white or black Rustoleum exterior metal paint. All railings and outdoor lighting fixtures must remain the original color.

Next Board Meeting:

June 24 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.