

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

**Monthly Board Meeting
November 13, 2023**

BOARD MEMBERS PRESENT: Jess Salazar (Vice President), Val Krzyzaniak (Treasurer), Marie Alba (Secretary), Wanda Michael (At Large), John Warfel (Maintenance Liaison), Tamearra Little (acting), Carolyn Hagerjelm (acting)

BOARD MEMBERS ABSENT: None

TARGA MANAGEMENT: Mark Pierovich

General News: This was Val Krzyzaniak's last Board meeting as he and his family are moving to Idaho. We thank Val for his many years serving on the Board and the excellent work he did as treasurer.

Approval of Previous Minutes: Carolyn moved to approve the October 9, 2023, meeting minutes; John seconded and all approved.

Financial Report: Attached. Val moved to approve the October 31, 2023, financial report; Marie seconded and all approved.

Grounds Report: Attached.

2024 Budget: Val presented the 2024 proposed budget to the Board. After discussion, Wanda moved to approve the budget; Carolyn seconded and all approved. The 6.4% increase is based on escalating costs and will help ensure adequate reserve funds. A meeting to ratify the budget is scheduled for Saturday, December 9, 2023, and will be combined with the annual meeting which is normally held in early February.

Back Gate Entry Code: The Board discussed whether to change the back gate code to a number that is more difficult to guess than the current code. Tamearra moved to change the code; Val seconded and all approved. Mark will send an email alert to all residents with the new code prior to the change.

Because of recent vandalism to the back gate keypad, Jess is looking into a custom frame or "bonnet" around the keypad that will make it more difficult to pry off.

Next Board Meeting:

Date TBD @ 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.