

COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING

Monthly Board Meeting January 8, 2025

BOARD MEMBERS PRESENT: Marie Alba, Marj Hause, Wanda Michael, Susan Salmond,
Angel Torres, John Warfel
TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: John moved to approve minutes from the November 4, 2024, meeting; Marj seconded and all approved.

Financial Report: Attached. There were three notable expenditures in 2024: 1) moss removal, thatching and fertilizing (one-time event); 2) addition of a second full-time employee (unbudgeted in 2024); and 3) various repairs.

Grounds Report: Attached.

- Toby and Eric repaired the yard lights at Buildings 1, 6, and 27, thus saving the Association the cost of hiring it done.
- Michael Daniels repaired the west perimeter fence that was damaged by a car on 1st Ave. Since original parts are no longer available, Michael modified new fencing parts to restore the fence to its original appearance.

Annual 2025 Budget Ratification/2025 Annual Meeting: The meeting was held December 7, 2024, at the Federal Way library on 1st Pl So. All residents received the meeting notice and packet in advance via email. Since attendance was low, the Board will advertise future meetings using sandwich boards and post a notice on each building informing residents to check their email.

Election of New Board Members: At the 2025 annual meeting, three Board members were re-elected: Marie Alba, Marj Hause, and John Warfel.

Election of Officers: Marj moved to cast a unanimous ballot to retain the current officers; John seconded and all approved. In addition, all Board members will retain their current term lengths. Officers are Susan Salmond, President; John Warfel, Vice President; Marie Alba, Secretary/Treasurer. John is the *colonialforest.net* webmaster; John and Marie share responsibility as grounds/maintenance liaison.

New Board Meeting Dates: Effective January 8, 2025, the Board of Directors will meet on the second Wednesday of each month instead of the second Monday.

Fence Damage by Building 7: Several months ago, the driver of a car from the Brookdale Foundation House side had a health event, thus hitting a tree and causing the tree to fall on our north perimeter fence. The damage is not extensive, and the repair should be carried out soon.

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Trees at Quiet Forest II: There is a tree on Quiet Forest II property that is leaning toward Building 27. We conveyed our concern to Quiet Forest II; they will send an arborist to evaluate.

Next Board Meeting:

February 12, 2025 @
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.