

**MILE RUN EAST
BUDGET MEETING – AT CLUBHOUSE AND VIA ZOOM 10/21/25 AT 6:30 PM**

AGENDA

- 1. CALL TO ORDER**
- 2. READING/APPROVAL OF MINUTES- July 15, 2025, minutes**
- 3. MANGEMENT REPORT/FINANCIALS - up through 9/30/25**
- 4. COMMITTEE REPORT- Speaker Leslie Rush updated report regarding new development Dowling Way**
- 5. COMPLETED BUSINESS**
 - a. New playground installed**
 - b. Clubhouse lawn fertilized by Parker Pest**
 - c. Tree trimming/removal from conservation area denied in previous meeting**
- 6. UNFINISHED BUSINESS**
 - a. Repairs to playground mat is in the process of being repaired**
 - b. Continue discussion regarding treasurer request- refer to July 15th, 2025, minutes**
- 7. NEW BUSINESS**
 - a. Review and approval of 2026 budget**
- 8. OWNERS COMMENTS**
- 9. NEXT MEETING- annual meeting 1/20/2026**
- 10. ADJOURNMENT**

MILE RUN EAST MASTER ASSOCIATION
Quarterly Meeting-July 15, 2025-6:30 PM.
Via Zoom & In Person at Clubhouse

1. CALL MEETING TO ORDER

Bill called the meeting to order at 6:31pm.

2. ROLL CALL - ESTABLISH QUORUM

Quorum established, Board Members present, Bill Jordan, Wilson Bell, Charlie Balanis and Janet Phelps. Fran and Susan represented Watson Association Management and homeowners in attendance: Sharon Balanis, Dwight and Liz McKey.

3. PROOF OF NOTICE OF MEETING SIGN OUT – 7-11-25

Signs were posted at the entrances on 7-11-25. The agenda was posted to the website on 7-12-25.

4. FINANCIALS / MANAGEMENT REPORTS THROUGH 6-30-25

Operating Account balance \$36,865.52

Reserve Account balance \$146,171.72

Deposit made into the reserves of \$20,000.00 completed in July and will be reflected in the next bank statement. Nothing outstanding or unusual to report, pool maintenance was done; the Health Department inspected and requested that the grate be replaced, and some grouting be done. Perfect pools did the repairs. We have a contract for maintenance with Perfect Pools, and they are paid extra to handle repairs above regular maintenance.

Charley, the Board Treasurer asked to review monthly check reconciliation with invoices and receipts. Fran asked the Board if the Board wants to change the distribution to monthly. After Fran and Susan explained the payable process and bank reconciliation, Bill motioned to keep the financial reports distribution on a quarterly basis, Wilson seconded and all were in favor. The Financial reports will be available for public viewing at the Watson office monthly if Charley (or anyone) wants to view them monthly.

Bill made a motion to approve the financials as reported, Charley seconded and all were in favor.

5. UNFINISHED BUSINESS

a. Tree trimming discussion in conservation area -Fran will update.

A homeowner who lives next to the conservation area reported that there are trees that look like they are dying and should be inspected. An arborist from the City has inspected and reported back that there are some branches that are in poor condition but not high risk. Fran has provided a bid for tree trimming from Hoyer's for \$1175.00. Bill made a motion to wait on the tree trimming because of the arborist's recommendation that they are not high risk. Wilson seconded and all were in favor.

b. Playground replacement -Fran will update.

The playground equipment company has been paid half down, and the installation is scheduled for late August. We will wait for the pad repair until after the playground is installed. Wilson requested that 2 patch kits be ordered once the install date is confirmed, so the pad can be repaired right after the equipment is in.

6. COMPLETED BUSINESS

- a. HVAC replacement – complete
- b. Tree removal around the clubhouse - complete
- c. New contractor on irrigation repairs up and running – they have the master irrigation map.
- d. Insurance renewed.
- e. Maintenance replace bulbs and flood lights.

7. NEW BUSINESS

- a. New Board Member volunteer – Donna Pitts to represent Vista Palms on Mile Run East Board. Bill made a motion to add Donna to the Board, Wilson seconded and all were in favor.
- b. Management need Board direction

- c. Clubhouse lawn needs fertilization – maybe diseased.

Fran recommended that Parker Pests give a bid on fertilization and pest control, Bill motioned to solicit a bid from Parker Pests, Wilson seconded and all were in favor.

- d. Discussion of new development – Dowling Way

Homeowner Dwight McKey presented information regarding the new development. He reported that the City approved the plans for a 60-home community to be built between Alive Church and Vista Palms, Builder bids were sent out but there was no interest. The developer has increased the number of homes to 80. The expectation is that the 20 acres will be clear cut. A suggestion was made to petition the City to stop the development. We will add information to our website with the City contacts. Susan reported that Vista Palms wants to form a committee to oversee information gathering and petitioning and Sutters Landing is also interested in teaming up.

8. OWNER COMMENTS

No owner comments.

9. ADJOURNMENT

Next meeting October 21st, 2025, for budget meeting
Bill adjourned the meeting at 7:26pm

ACC: Homeowners shall obtain written approval from the ACC before construction of any building, fence, wall, mailbox or other improvement or structure shall be commenced, erected, placed, moved, or maintained upon the property, or before any addition to or change or alterations to the exterior or the color thereof are made. The ACC shall evaluate all such requests for harmony of external design, color, materials, and location in relation to surrounding structures and environment and conformity with the design concept of the community. Homeowners shall comply with all restrictive covenants and keep their lots mowed and properly maintained and shall repair their dwelling unit and other improvements, keeping the same in a condition comparable to the condition of such residence and other improvements at the time of its initial construction, excepting only normal wear and tear. The following requests are within the covenants and have been approved by the Board:

3655 NW 64th
3661 NW 64th
6029 NW 36th

fence replacement
exterior painting
window replacement

3647 NW 60 th	roof replacement
6110 NW 35 th	Gutters
3437 NW 62 nd	tree removal
6220 NW 36 th	roof replacement
3455 NW 62 nd	screen room
3631 NW 60 th	roof replacement
3625 NW 60 th	roof replacement
3639 NW 60 th	roof replacement
6126 NW 36 th	roof replacement
6033 NW 36 th	roof replacement

To obtain ACC approval for construction, improvements, additions, changes alterations, submit a completed Request for Exterior Change form to the management company.

Respectfully submitted,

Janet Phelps Secretary

Mile Run East Master Association, Inc.
Balance Sheet
As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
10000 · AmerisOperating Acct.	14,239.45
10010 · MRE Ameris Reserve Account	149,588.74
Total Checking/Savings	163,828.19
Accounts Receivable	
11000 · Accounts Receivable	-18,225.00
Total Accounts Receivable	-18,225.00
Other Current Assets	
12000 · Undeposited Funds	1,720.00
Total Other Current Assets	1,720.00
Total Current Assets	147,323.19
TOTAL ASSETS	147,323.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
24001 · Reserves Roof	10,749.29
24002 · Reserves-Pavement Reseal	1,431.70
24003 · ReservesClubhouse Paint Int/Ext	2,452.51
24004 · Reserve-Pool Resurface	59,998.75
24005 · Reserves-Pool Pump	2,910.06
24006 · Reserves-Pool Deck	13,301.54
24007 · Reserves Pool Furniture	2,500.02
24008 · Reserves-Fencing Wood/Link	5,290.99
24009 · Reserves-clubhouse	1,872.19
24010 · Reserves Tennis Ct/Resur/screen	13,209.52
24011 · Reserves-Interest	8,315.45
24012 · Reserves-Storm Wtr.Mgt.	5,000.03
24013 · Reserves-Playground Improve	543.30
24014 · Reserves-Sub.wall Paint/Repair	8,454.55
24016 · Reserves-Capital Improve	4,746.51
24017 · Reserves-Irrig. Pump/Well	4,420.02
24018 · Reserve Contingency Fund	837.50
24019 · Reserves General	3,554.81
Total Other Current Liabilities	149,588.74
Total Current Liabilities	149,588.74
Total Liabilities	149,588.74
Equity	
30000 · Opening Balance Equity	25,721.04
32000 · Retained Earnings	-27,615.42
Net Income	-371.17
Total Equity	-2,265.55
TOTAL LIABILITIES & EQUITY	147,323.19

Mile Run East Master Association, Inc.
Profit & Loss Budget vs. Actual
January through September 2025

	Jan - Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
33000 · Association Fees	121,252.01	162,000.00	-40,747.99	74.85%
33001 · NSF Charges	70.00			
33002 · Owner Legal Fee Income	1,035.58			
33003 · Miscellaneous Income	455.00			
Total Income	122,812.59	162,000.00	-39,187.41	75.81%
Expense				
66900 · Reconciliation Discrepancies	0.00			
33011 · Bank Charges	906.21	100.00	806.21	906.21%
33015 · Coupon Books	386.71	450.00	-63.29	85.94%
61710 · Permits & Fees to Division	61.25	62.00	-0.75	98.79%
63300 · Insurance Expense	9,535.67	8,000.00	1,535.67	119.2%
63700 · Landscaping and Groundskeeping				
63701 · Trees	4,150.00	1,500.00	2,650.00	276.67%
63703 · Mulch	0.00	1,000.00	-1,000.00	0.0%
63704 · Fertilizer/Pest Control	411.00	3,625.00	-3,214.00	11.34%
63705 · Irrigation Maintenance	400.00	2,000.00	-1,600.00	20.0%
63706 · Lawn Maintenance Contract	24,750.00	33,000.00	-8,250.00	75.0%
63707 · Conservation Areas	0.00	500.00	-500.00	0.0%
63708 · Retention Pond Contract	3,624.67	3,500.00	124.67	103.56%
63709 · Landscape Improvements	2,844.63	1,500.00	1,344.63	189.64%
63700 · Landscaping and Groundskeeping - Other	0.00	0.00	0.00	0.0%
Total 63700 · Landscaping and Groundskeeping	36,180.30	46,625.00	-10,444.70	77.6%
64900 · Office /Admin.				
66500 · Postage and Delivery	905.25			
64900 · Office /Admin. - Other	1,505.00	2,500.00	-995.00	60.2%
Total 64900 · Office /Admin.	2,410.25	2,500.00	-89.75	96.41%
66010 · Pest Control				
66015 · Termite Bond	370.54	185.00	185.54	200.29%
Total 66010 · Pest Control	370.54	185.00	185.54	200.29%
66100 · Pool				
Pool Permits	375.70	375.00	0.70	100.19%
66110 · Pool Contract	6,704.70	9,000.00	-2,295.30	74.5%
66115 · Pool Repairs	4,880.27	2,000.00	2,880.27	244.01%
Total 66100 · Pool	11,960.67	11,375.00	585.67	105.15%
66700 · Professional Fees				
66705 · Tax Preparation	295.00	300.00	-5.00	98.33%
66715 · Legal Fees-Association	0.00	1,000.00	-1,000.00	0.0%
66720 · Legal fees-Owner	-270.00			
Total 66700 · Professional Fees	25.00	1,300.00	-1,275.00	1.92%
66800 · Management Fees	14,175.00	18,900.00	-4,725.00	75.0%

Mile Run East Master Association, Inc.
Profit & Loss Budget vs. Actual
January through September 2025

	Jan - Sep 25	Budget	\$ Over Budget	% of Budget
66805 · RecreationFacilities/Janitorial	2,105.21	3,500.00	-1,394.79	60.15%
61705 · Front Bus Stop	0.00	750.00	-750.00	0.0%
66810 · Recreation Improvements	5,569.61	5,000.00	569.61	111.39%
66815 · Trash	3,319.36	3,000.00	319.36	110.65%
66820 · Janitorial/ Pet recepticals	2,369.99			
67210 · Taxes	163.00			
68600 · Utilities				
68619 Clubhouse Internet	1,540.80	2,040.00	-499.20	75.53%
68620 · Electricity/water/gas	11,422.69	17,000.00	-5,577.31	67.19%
Total 68600 · Utilities	12,963.49	19,040.00	-6,076.51	68.09%
68650 · Web Site Hosting	250.00	350.00	-100.00	71.43%
68660 · Reserves				
68679 · General Reserves	1,551.00	1,551.00	0.00	100.0%
68661 · Roof	290.00	580.00	-290.00	50.0%
68662 · Pavement/Re-seal	174.50	349.00	-174.50	50.0%
68663 · Painting Clubhouse Ext/Int	1,258.00	1,258.00	0.00	100.0%
68664 · Pool Reserve				
68665 · Resurface	10,000.00	10,000.00	0.00	100.0%
68666 · Pump	545.50	1,091.00	-545.50	50.0%
68667 · Deck	411.00	822.00	-411.00	50.0%
Total 68664 · Pool Reserve	10,956.50	11,913.00	-956.50	91.97%
68669 · Fencing	691.00	693.00	-2.00	99.71%
68670 · Clubhouse	621.50	1,243.00	-621.50	50.0%
68671 · Tennis Courts	1,676.00	3,352.00	-1,676.00	50.0%
68672 · Irrigation Pump & Wells	398.00	796.00	-398.00	50.0%
68674 · Playground Capital Improvements	0.00			
68675 · Subdivision Wall Repair/Paint	2,413.50	4,827.00	-2,413.50	50.0%
68677 · Capital Improvements/Repairs	401.50	803.00	-401.50	50.0%
68660 · Reserves - Other	0.00	0.00	0.00	0.0%
Total 68660 · Reserves	20,431.50	27,365.00	-6,933.50	74.66%
Total Expense	123,183.76	148,502.00	-25,318.24	82.95%
Net Ordinary Income	-371.17	13,498.00	-13,869.17	-2.75%
Net Income	-371.17	13,498.00	-13,869.17	-2.75%

Mile Run East Master Association, Inc.

2026 Proposed Budget

	2025 APPROVED		2026 PROPOSED	
	Annual	Monthly	Annual	Monthly
REVENUE				
Association Fees (225@\$60x12)	162,000	13,500	162,000	13,500
TOTAL INCOME	162,000	13,500	162,000	13,500
EXPENSES				
Tax Preparation	300	25	300	25
Legal	1,000	83	1,000	83
Bank Charges	100	8	100	8
Coupons	450	38	450	38
Pool Permits	375	31	375	31
Fees Payable to the Division	62	5	62	5
Office Expenses/Postage	2,500	208	3,000	250
Management Fee	18,900	1,575	18,900	1,575
Insurance	8,000	667	9,500	792
MAINTENANCE				
Recreation Improvements	5,000	417	5,000	417
Landscaping Contract	33,000	2,750	33,000	2,750
Tree	1,500	125	1,500	125
Shrubs	1,000	83	1,000	83
Mulch (included in landscape contract)	0	0	0	0
Improvements	1,500	125	1,500	125
Fertilizer/Pest Control	3,625	302	1,000	83
Irrigation Maintenance	2,000	167	2,000	167
Conservation Areas	500	42	500	42
Retention Pond Contract	3,500	292	4,000	333
Pool Maintenance Contract	9,000	750	9,000	750
Pool Repairs	2,000	167	2,000	167
Front Bus Stop	750	63	750	63
Web Site Hosting	350	29	350	29
Termite Bond	185	15	400	33
FACILITIES				
Trash	3,000	250	4,000	333
Janitorial	3,500	292	3,000	250
UTILITIES				
Electricity/Water/Gas	17,000	1,417	16,500	1,375
Clubhouse Internet	2,040	170	2,040	170
TOTAL OPERATING	121,137	10,095	121,227	10,102
RESERVES	40,863	3,405	40,773	3,398
TOTAL EXPENSES & RESERVES	162,000	13,500	162,000	13,500

Anticipated Income

Assessment per home
\$60 per month

MILE RUN EAST RESERVE EXPENSES	Estimated Life	2026 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2025	Annual Funds Needed 2026
Roof	17	12	18,000	11,039	580
Pavement					
Re-Seal 2021	8	4	3,000	1,606	349
*Painting Clubhouse Interior/Exterior 2024	8	6	10,000	2,453	1,258
Pool					
Resurface (2010)	14	2	80,000	69,999	5,001
Pump (2023)	8	6	10,000	3,456	1,091
Deck	15	4	20,000	13,713	1,572
Furniture	0	0	As Needed	2,500	0
Fencing					
*Wood/Chain Link Fencing					
*Chain Link Fencing	25	14	15,000	5,291	694
Clubhouse	25	5	15,000	2,494	2,501
Tennis Court - Resurface (2021)/Windscreen (2023)					
Tennis Court - Windscreen	9	6	35,000	14,886	3,352
Irrigation Pump & Wells	6	4	8,000	4,818	796
Storm Water Management Capital Repairs	20	As Needed	5,000	5,000	0
Playground Capital Improvements (2024)	15	15	15,000	7,449	0
*Paint Subdivision Wall/Repair					
*Block Wall Repair (2024)	6	5	35,000	10,868	4,826
Capital Improvements	0	5	10,000	5,148	970
Contingency Fund				838	0
General Reserve 2026 (Surplus)		1	27,784	10,553	17,784
Interest as of 8/31/2025				7,488	0
TOTAL			306,784	179,599	40,773

*** Combined Accounts**

Total Approx. Res. For 2026 \$179,599
Reserves - $\$40,773 \div 225 \div 12 = \$15.10/\text{MO}/\text{HOME}$
Operating $\$121,227 \div 225 \div 12 = \$44.90/\text{MO}/\text{HOME}$
Total O&R = \$162,000 \$60/home/month
2020- Wall cost \$98,000