

MILE RUN EAST MASTER ASSOCIATION

Board Meeting Minutes

May 6th, 2025 at 6:30pm - Via Zoom

1. Call to order by President Bill Jordan 6:30pm.

In attendance - board members - Bill Jordan, Wilson Bell, Charles Balanis - 3 homeowners present - Gary Danford, Kevin Grundman, Jo Smith. Watson Management team - Fran Pollard, Susan Reitnauer, Christine Ethington and Taryn Rhodes. Secretary Board member Janet Phelps absent. Fran will take minutes - Quorum established.

2. Review & Approval of previous minutes 4/15/25 - sign out 5/2/25. Wilson motioned to approve, Bill 2nd, all in favor motion carried.

3. Financials - Management submitted P&L and balance sheet up through 430/25 - did not review - will discuss full 2nd qtr. at July 15th board meeting.

4. Unfinished Business

- a. HVAC replacement - bids were discussed by the board. Bill motioned to accept bid from Northwood Cooling for 5 ton Goodman plus gas furnace \$8,295 additional discount \$950 for fan motor which was replaced on 5/1/25. Invoice balance remaining for fan installation \$95.60 - board reviewed bids from Charles Berg, Bounds A/C and Northwood Cooling which were obtained through management and bid from King's Heating & Air obtained through homeowner Kevin Grundman. Homeowners asked for comments. Kevin was in favor of King's estimate stating their bid was more professional since Northwood was handwritten and in his opinion King would do a better job. Original King estimate \$8,290, after discussion with homeowner, estimate revised at \$7,500. Northwood revised estimate submitted previously with discount \$7,345 plus \$95 for previous fan installation. Charley stated reviews of both companies were good. Wilson had previous positive experience with Northwood Cooling. Association was also familiar with previous work from Northwood Cooling. Wilson 2nd to approve Northwood Cooling - Charley in agreement - motion carried.
- b. Tree trimming discussion - trees in conservation area which have several dead branches could fall on homeowners house need trimming. Management produced Mile Run East By-Law Document, Article 2, Section 5 which clearly states association is responsible for common area maintenance which includes conservation area. Homeowner comments - Kevin Grundman expressed difference of opinion stating insurance rules also stated complaining homeowner had authority to trim branches at her expense not association. After lengthy discussion and differences in opinion, management suggested to contact County Arborist to determine health of trees. Fran will call County and arrange for inspection and then seek 2 additional bids if necessary. Bill motioned to approve, 2nd by Wilson - Charley in favor - motion carried.
- c. Playground replacement - several questions regarding liability and rendering. Incorrect rendering was submitted by SwingIt - Charley, committee head corrected which made more sense. No bridge - tunnel instead, no swings, too much liability, no wood parts determined - 20 year life. Existing mat material can still be used with

repair. Some holes will need filling with concrete - Fran stated maintenance can do. Fran asked to check with company regarding several items in the contract - deposit, can 10-20% payment be held back until completion, height of system - remove 10% surcharge for height obstruction. Fran will also check on colors available. Motion to accept by Wilson, Charley 2nd, Bill in favor - motion carried. No homeowner comments.

5. New Business

- a. Insurance renewal 6/26/25 - Fran stated shopping at this time.
- b. Irrigation repairs - system in need of repairs. Fran instructed by Board to have contractor inspect system. Management will meet contractor with map to see what is necessary to bring system to running order. Motion to approve by Charley, 2nd by Wilson - all in favor motion carried.
- c. Exterior change requests- 3655 64th Lane, 3661 64th Lane, 6029 36th Terrace - all approved by board.

6. Homeowner comments - Gary Danford asked for contact info for Vista Palms board. Need representation from association at Mile Run East meetings. Kevin Grundman asked management when documents would be posted to website - Fran stated by week of 5/11/25. Jo Smith - stated she felt the association was liable for tree trimming in conservation area behind her home and some danger exists.

7. Adjournment - Bill motioned to adjourn 7:34pm - motion carried. Next meeting - July 15th 6:30pm - live at clubhouse and also via zoom

Respectfully submitted
Watson Association Management
Fran Pollard, LCAM