

Mixson Assembly Annual Meeting - Official Minutes

December, 28th 2023 at 5:30 PM

Location: Armory Park Community Center located at 5000
Lackawanna Blvd, North Charleston, SC 29405

Mixson Assembly Representatives

- Neighborhood Manager: Miranda Dudley, Leasing and Management
- Attorney: Sean O'Connor, Clarkson, McAlonis & O'Connor, P.C.
- Acting Assembly President: Trever Etminan
- Acting Assembly Vice President: Stephen Johnson
- Acting Assembly Secretary: Keegan Robbins

2023 Mixson Assembly Annual Meeting & Board Election

1. Roll call and certifying of proxies
 - a) Establish Quorum (min. 73 properties)
 - i. Quorum of homes established at 17:36
 - b) Meeting called to order at: 17:36
 - c) Roll call: roll called at 17:38
 - d) Introduction of Officers - current officers introduced, including those *in absentia*, at 17:40
2. Proof of notice - no objections presented
3. Report of the acting Board of Directors / Officers at 17:42
 - a) Acting President reviewed Board's actions and accomplishments over past 3 months
 - b) State of the budget - current reserve balance shared
4. Review of proposed budget for 2024
 - a) Common Area Budget reviewed by Acting Vice President at 17:44
 - i. Discussed by line item and offered explanations/clarifications (cleanup, park maintenance and repair, taxes, parking spaces, electric, water, new landscaping contract with Manale, breakdown of costs per neighborhood section, etc.)
 - ii. Acting President clarified scope of service for Manale landscaping contract at 17:54
 - iii. Acting Vice President resumed review of budget line items at 17:58 (including maintenance supplies, postage, liability insurance, reserve funds, signs, pond maintenance, reserve fund, etc.)
 - iv. Resident question re: legal fee line item amount and recurrence at 18:05
Answered by acting Vice President
 - v. Resident comment/request re: adding dog cleanup station on Mixson and Montague intersection at 18:08.
Answered by acting President, who indicated that additional stations could be reviewed/approved by new board in 2024.
 - vi. Resident question re: incomplete fence by church behind Indy at 18:10
Answered by acting President, who indicated it was something board is aware of but likely not a top priority
 1. Resident clarified that car break-ins have happened, likely aided by incomplete fencing. Acting President confirmed that, provided that additional context, the priority of the fencing could be reevaluated. Acting President also noted plan for community Crime Watch program in 2024.
 - b) Review of Individual Property Budgets (by section) by acting Vice President at 18:14
 - i. Review of 2019 budget and history of community budget by acting President at 18:18
 - ii. Resident question re: Mixson Row monthly fees at 18:20
Answered by acting President, who indicated that current Assembly board could not provide a definitive answer and the Mixson Row board, once elected, would be able to provide a better answer.
 - iii. Resident question re: Mixson Row landscaping vs Mixson Assembly landscaping and risk of duplication of fees at 18:22.
Answered by acting President, who indicated that new Assembly board in 2024 will work with Row board to address any overlap/duplication of fees and services to reduce costs.

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- iv. Resident question re: bad cobblestones on Social Alley, potential hazard, at 18:23. Answered by acting President, who indicated that there was likely no recourse with the city to get them fixed, would likely have to come out of Assembly budget.
 - v. Acting President offered clarification of scope and duration of necessary repair to landscaping, as provided by Manale, and their estimate of 1-2 years for a full restoration, at 18:26
 - vi. Resident question re: architecture review and associated funds, as well as CCR restrictions on fences vs those that have been built, at 18:28.
Answered by acting President, who clarified that yes, the ARB still exists and any new work should still be submitted for review/approval, and that larger/structural projects would also need city inspection/approval, etc.
Acting President also clarified that current board has no intention of strictly or excessively enforcing the current CCRs, which are agreed to be overly restrictive and detailed. Clarified plans for a dedicated review committee in 2024 to review and revise the CCRs to be more amenable to residents while still preserving the community and protecting property values.
 - vii. Resident question re: short term rentals and restrictions on them by the board at 18:33
Acting President answered in brief, clarifying that currently-approved STRs would be grandfathered in, but that approvals would not transfer to new owners when the properties were sold. Deferred to attorney for additional clarification if needed later.
5. Voting in new Board Members
- a) Voting commenced at 18:35
 - b) Acting President shared update on the recent review of CCRs and changes to ballot from 5 Board positions to only 3, noted contributions of prior elected officers Traci Smith and Larry LaRoche, who voluntarily dropped out of the current running when informed of the change.
 - c) New nominees' speeches read at 18:40
 - i. All 3 new nominees voiced support for maintaining the currently-elected board members while also voicing support for strong collaboration between Mixson Assembly and Mixson Row boards in the future
 - ii. Acting president expressed strong desire of currently-elected board members to work with Row board, as well as goal of expanding current board from 3 to 5, if not 7 positions, with 7 seats being permanently allocated to Mixson Row residents (likely President and Vice President of Mixson Row board, once elected).
 - d) Acting President added that, in addition to ballots, any objections to the proposed 2024 budget should be noted at this time to the Neighborhood Manager
 - e) Voting commenced - 18:45
6. Attorney's time - 18:46
- a) Q&A - no group questions
 - b) Some individuals brought questions to the attorney and acting board members in one-on-one conversations after submitting their ballots
7. Voting in new Board Members
- a) Counting of votes complete and board elections announced at 19:04
 - b) Election results: Current board retained (Trevor Etminan, Stephen Johnson, Keegan Robbins)
8. Adjournment - meeting adjourned at 19:15