

Mixson Assembly Board Meeting - Short Term Rentals
June 4th at 6:30pm. Location: 4617 Scout Aly.

1. Call to Order - 6:35pm
2. Discussion
 - a) Aside - prepping for upcoming meeting
 - i. Keegan will write email notification re: upcoming HOA neighborhood mid-year update meeting. To the effect that the board will be hosting a neighborhood meeting on Wednesday, June 26 at 6pm, to cover recent updates and activities by the board. Prep meeting will be June 25 at 6:30pm.
 - ii. Goals:
 1. To introduce the two binders - Secretary's and Treasurer's
 2. ARB enforcement/policies
 3. Rental compliance and enforcement
 4. Website updates
 5. Crime watch committee setup
 - b) Touched base re: question of trying to overturn/counter past amendment that allowed STRs in original section and shortened allowed rental timeline to 30 days. Sean advised it was not worthwhile, could be costly. We could potentially lengthen the allowed rental timeline at least with sufficient neighborhood support.
3. Review of Packet to be mailed to residents
 - a) Keep letter, FAQs, and Quick Reference.
 - b) Remove legal filing docs on next 3 pages.
 - c) Remove all resolutions - will be on Leasing and Management website (maybe add shortlink?)
 - d) Remove City of North Charleston statutes
 - e) Remove forms for STR and LTR filing
 - f) TASK: Keegan will send original PDF of Amendments from Sean's assistant to Miranda to be put on L&M website
 - g) TASK: Miranda will upload complete PDF of all finalized Resolutions and Amendments from Sean to the L&M website and will send the URL to Keegan
 - h) TASK: Miranda will send STR and LTR application documents/forms to addresses of known STRs/LTRs
4. Update on Status of enforcement against known unauthorized rentals
 - a) Have not sent cease and desists yet due to legal costs. Will first send these documents out to residents and give them time to review, take action.
 - b) TASK: Keegan will draft letter by Monday, June 10th: The Mixson Assembly Association is aware that you are operating a Short-Term Rental at [ADDRESS] in violation of the Mixson Assembly CCRs and City of North Charleston regulations. Please be advised that you must cease and desist operations as an STR immediately and that legal notice and action will follow if corrective action is not taken to bring your property into compliance.
 - c) TASK: Larry - will submit report of illegal duplex to City of North Charleston. Will report known STRs that are in violation of City requirements to the City of North Charleston.
5. Follow-up review of Reserve Study changes at 7:39
 - a) Removed landscaping from reserve - is monthly expense.
 - b) Removed all roadway expenses except pavers, as city maintains our roads.
 - c) Removed budget for replacing light poles, just kept enough in to budget for new lights, repairs.
 - d) These adjustments decreased what we are required to hold in reserve from approx. \$3M to approx. \$500,000.
 - e) Current baseline total is \$8.56/house/month. Suggest setting it at \$10-15/house/month to account for additional anticipated expenses and provide added safety margin. Huge improvement vs original estimate of \$58/house/month increase.
 - f) Currently budget \$32k for landscape, repairs, and maintenance. Will likely need to increase that line item to \$50k (Pine Straw will be \$30k, tree trimming will be \$15k, plus \$5k for gravel to replenish paths).
6. Meeting adjourned at 8:01pm.