

Mixson Assembly 2025 Budget Meeting
October 29th at 7:50pm. Location: 4617 Scout Aly.

In attendance: Trever Etminan, Stephen Johnson, Keegan Robbins, Brian Pecor

1. Call to Order - 19:50
2. Final Motions to Amend Business - none
3. Notes
 - a. President: No unexpected or excessive increases. Some costs (such as park taxes) have actively been reduced.
 - b. Treasurer: In spite of the above, overall costs have increased, part of new community, finding best vendors, learning curve, etc. Goal is to get annual adjustments to simply match inflation, no more. This budget is a major step towards accomplishing that. Will be important to communicate this clearly to community at annual meeting.
 - c. President: In spite of being a new community, we have aging systems in place and several outstanding issues with community infrastructure (e.g. cut main irrigation line). Goal of this budget is to gradually increase things vs having large jumps. This will enable us to cover costs of expected upcoming repairs without need for special assessments thanks to reserve study.
 - d. Treasurer: New management company will also enable us to offer property owners monthly or annual payment option to reduce impact of increase.
4. Treasurer's Report
 - a. Presentation of Final Budget
 - i. See Treasurer's report for full details.
 - ii. Includes hurricane cleanup, completion of chairs and benches in community, pressure washing and maintenance, etc.
 - iii. For this year, we budgeted \$21k, ended up owing about \$27k. But are getting refund due to deletion of liability for several parks. Refund can be applied to legal expenses if needed.
 - iv. Landscaping - \$138,096 + \$40k for irrigation (\$10k), gravel refresh (\$5k), tree repair and replacement (\$10k), arborist for old growth maintenance and park trees to improve canopies for long-term growth in community (\$15k)
 - v. Management company - are now paying a more realistic, at-market fee for management but are also getting commensurate increase in service that will benefit the neighborhood.
 - vi. Postage - \$3k, increased because providing postage-paid envelopes to community for necessary forms, etc.
 - vii. Insurance - will want to have an adjustor come out to evaluate and ensure sufficient coverage and suggestions to reduce liability (e.g. fence and signs for pond)
 - viii. Signage - \$2,500 (mostly for maintenance plus new signs), additional funds will come from capital contributions.
 - ix. Office supplies - \$800 to cover any expenses or supplies for meetings, printing, etc.
 - x. Reserve study - \$1,500 for second year
 - xi. Reserve contribution - \$30,500 as recommended by the reserve study. \$20k will be immediately withdrawn by Association to address important, high-cost reserve projects such as park maintenance to address flooding issues. Used to proactively address issues and prevent larger, more expensive ones. (Reserve projects are different from general maintenance in that they have a specific scope and are expected necessary expenses, as reviewed and suggested by reserve study.)
 - xii. Pine Straw - \$20,000 - 2 drops plus annual plantings, etc.
 - b. Review of Assessments
 - i. Base assessment amount 297 residences: \$1,023/residence
 - ii. Section 3 also pays taxes for parking pads @ \$2,500 annually / 32 residences = \$78/home
 - iii. Sections have been redone per Ravenel. Landscaping assessments:
 1. Section 1 (174 single family homes): \$408/residence
 2. Section 2 (91 townhomes): \$375/residence
 3. Section 3 (32 in OG Mixson/ "Mixed-Use District"): \$288/residence
 - iv. Totals per section (base assessment + landscaping assessment) per residence
 1. Section 1: \$1,431/year (was \$1,079 in 2024)
 2. Section 2: \$1,398/year (was \$1,055 in 2024)
 3. Section 3: \$1,389/year (was \$1,026 in 2024)

- v. New rates are in-line with those of comparable communities that provide comparable services. Essential for protection, growth, and long-term preservation of community for per guidance of reserve study and formal recommendations of experts who have reviewed our community and its infrastructure.
 - c. Review, Discussion, Questions, Clarifications
 - d. Motions
 - i. Treasurer raised motion to pass 2025 budget. Secretary seconded, passed unanimously at 20:32. Agreement and support from Mixson Row representative.
- 5. Next Meeting Date and Time - n/a
- 6. Adjournment - Meeting adjourned at 20:39