

**Mixson Assembly 2025 Budget Meeting**  
**August 22<sup>nd</sup> at 7:30pm. Location: 4617 Scout Aly.**

Attendance: Trever Etninan, Stephen Johnson, Keegan Robbins, Brian Pecor, Courtney Koronkowski

1. Call to Order - 20:13
2. Final Motions to Amend Business
3. Treasurer's Report
  - a. Review, Discussion, Questions, Clarifications
    - i. Contracted Items - will be similar, a few additional items:
      1. Arborist (\$10,000-\$15,000)
      2. Mulch (\$30,000 - \$14k for parks, \$16k for houses - separate from landscaping contract)
      3. Additional \$2,300 for Landscaping (townhomes and single family) - could get lower if we sign a multi-year contract.
      4. Landscaping contract is remaining largely the same (very cost-effective) primarily due to the additional ongoing projects planned.
    - ii. Operating Items - may need to move this under Landscaping and Repairs.
      1. Plantation Mix (gravel) needed for pathways throughout parks. Should be under operating items, not Landscaping or reserve.
      2. A few parks may need a few bales of additional pine straw for high-traffic areas.
      3. Irrigation system maintenance - considering building in allowance to contract with Manale. Will probably just pay for this as needed.
    - iii. Landscaping Maintenance
      1. Planting annuals (not done previously, allocate a few thousand dollars for main entrance and concrete planter that now has irrigation).
    - iv. Repairs and Maintenance
      1. Manhole cover repairs (some are damaged - need quote, ask if RC can manage)
    - v. Taxes
      1. Maintain as-is for now. If we pursue an arboretum, need to reevaluate whether or not we would deed the parks over to the city or not. There are deed restrictions we could place but if we don't own them, could be overridden by vote, city, etc. - need to establish arboretum first and then determine what our options are and if we should deed them over or not. Montague and Bluffwood park ownership are still in question - for now we will continue to pay taxes on them.
    - vi. Delinquency Projections
      1. Trever raised question - should reserve deposit delinquency projection be planned separate from assessment itself? Need to make sure we're appropriately funding the reserve regardless of compliance. Stephen said that the initiation fee should cover any reserve shortfalls first before factoring it into assessments.
      2. Build in 5% delinquency projection.
    - vii. Reserve Expectations
      1. Set per-resident amounts in dollars or half-dollars, no smaller increments.
      2. Question re: incremental changes year-to-year vs setting higher amount up-front and then not changing for several years. Stephen recommended incremental approach. Will evaluate what amount should be in light of recommendations by reserve study.
    - viii. Capital Expenses/Improvements
      1. Debated funding capital contributions vs reserve fund that could go towards these projects. Will evaluate.
      2. Need to get better idea of cost for additional gravel/path repair
    - ix. Assessment Payment Criteria
  - b. Motions
4. Next Meeting Date and Time - can discuss at next monthly meeting.
5. Adjournment - Adjourned at 21:00