

Mixson Assembly Board Meeting
August 22nd at 6:30pm. Location: 4617 Scout Aly.

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

1. Call to Order- 18:35
2. Final Motions to Amend Business
3. Review of July Minutes - done digitally
 - a. Review
 - b. Discussion
 - c. Questions
 - d. Motions
4. General Updates
 - a. Signage Audit - invoice for GoAtlas has been paid.
 - i. Trever broke neighborhood into 4 sections for organization. Phase 2 is missing most signage. Phase 3 and 4 are mostly in place, just need some changes to signage/directionality.
 - ii. Question re: one-way vs two-way - benefit of 2-way is that it can slow traffic when people have to yield to oncoming. One-ways can become race-track. Also concern re: making Summey one-way because it's a major thoroughfare w/delivery trucks on it. Good starting point would be to make it so all alleyways are one-way feeding to main roads. Consider making older section of Summey either one-way with parking (up to Argos Alley) or two-way but without parking.
 - b. Website/Letter - approved, Keegan will send to Emerson to send out (1 email re: introducing Emerson and website, second re: Signage Letter)
 - c. Introduction of Emerson
 - i. Send email re: introduction + website - Keegan will write and send to Emerson
 - d. Paradiso Complaint
 - i. Association does not have governance over Paradiso. We do have an open line of communication with Boris, the owner, and will connect with him re: balancing club operations with resident concerns.
 - e. Parking Complaint 4335 Gaslight
 - i. House next to former market, now Largo, has small parking pad they created. Is actually HOA property, creates a liability due to pulling out onto the alleyway. Residents have been informed and are removing parking pad. Association will landscape it later on.
 - f. Resolutions 6 FINAL READING
 - i. Done, finalized.
 - g. Resolution 7 (Proposal to manage all future payments and escalations)
 - i. Need resolution to establish process and procedure for future payments and escalations (e.g. allowing monthly and annual payment options)
 - h. Resolution 8 (Proposal to establish Mixson Assembly Arboretum)
 - i. Need proposal for establishment of the Mixson Assembly Arboretum.
 - ii. Application has been submitted to Morton Arboretum (accreditor). One requirement is that everything must be mapped. We have at least 31 documented "woody species" plus perennials and grasses.
 - iii. Looking into black cast iron plaques for arboretum that residents could buy to help fund the arboretum. Hold until approval is finalized.
 - iv. Also need an annual event - considering purchasing Christmas tree and pinecones and environmentally friendly decor such as pinecones, peanut butter, etc.
5. Legal Recommendations/Follow up
 - a. Resolution 6 FINAL
 - i. Paradiso Conversation
 1. Enforcement of Mixson Club Covenant: Trever had conversation with Paradiso club rep. Looked at all deed records of townhomes built by Eastwood. 27 homes purchased after March of 2022. Assuming none of them got their first year of club membership paid for - Sarah from Paradiso said that Eastwood Homes discontinued that incentive at that time (still paid for initiation fee, but not first year of membership).
 - ii. Estimated Special Assessment

1. a. Would be around \$32k total. From our records, we know that 38 homes were purchased as investment properties. They likely haven't paid club fees either. Likely \$136,000 total of unpaid there. Club has approximately 30% noncompliance (about 80 units), at \$1,200 each, times 3 years of noncompliance, would be an additional \$428,000 owed. Would owe \$564,000 to Paradiso and \$32,000 to residents. Would require at least two special assessments. Plus around \$20k in legal expenses. Total would likely be between \$725,000-\$800,000 owed by the association on the low end. Would be a special assessment of around \$2,600 per resident total, plus second of \$1,400 per resident total.
2. b. As a board, we have reviewed final email from residents. If they choose to file suit, there is no possible way that we can or will enforce this covenant without a judgement in place and even then it would be a monumental and costly endeavor. Completely unenforceable and unsustainable - would decimate community.
3. c. Suggest that in next community forum, we share high level overview of this issue with residents to help them understand issue, where the board stands, and why.
- iii. Motion raised and seconded. Passed unanimously. Mixson Row representatives asked for their unofficial votes and they also unanimously agreed.
6. Treasurer's Report
 - a. Review
 - i. Assessment (Special and Annual)
 1. Note that P&L for last 2 months does not include landscaping costs, not a full representation. Previous invoice was paid twice instead of a separate payment for irrigation repair work. Being counted as credit and everything is now squared up.
 2. Reserve account has been set up and fully funded.
 - ii. Actions to Collect Outstanding Debt
 1. One house is nonresponsive to lien and collections actions taken by attorney. Attorney has advised that foreclosure action be taken. Normally would not pursue foreclosure for this amount, but in light of specifics of situation (3 years past due, deceased former owner, no attempt by estate to pay)
 - iii. Delinquency Report
 1. \$10,434 is TOTAL delinquency from special assessment and dues combined. 3.37%, 10 households. 2 are in payment plans and paying on schedule.
 - b. Discussion
 - c. Questions
 - i. Motion to notify attorney to actively move forward with foreclosure brought forward by president. Passed unanimously.
7. Annual Meeting
 - a. Propose either the 20th or 21st of November. Need to find venue (library, community center, chamber of commerce, council chambers?)
8. 2025 Project Planning
 - a. Eric (Manale site foreman) left. Jeff is managing it in the interim.
 - b. Will be time for fall planting. Manale is sourcing trees - most cost-effective vs local nurseries. Just a matter of waiting and doing research.
9. Open Discussion
 - a. Discussed Mixson Merch on website. Would need to set up separate account for payments and processing - Keegan and Stephen will research and discuss.
10. Next Meeting Date and Time - scheduled for September 26.
11. Adjournment - Meeting adjourned at 20:13