

Mixson Assembly 2025 Budget Meeting
September 26th at 8:20pm. Location: 4617 Scout Aly.

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

1. Call to Order- 8:16
2. Final Motions to Amend Business - none
3. Treasurer's Report
 - a. Bids
 - i. Manale delivered bid for 2025 and 2026 (2-year term). \$18k for pine straw, \$2,195/mo for parks, \$10,240/mo for homes. We are seeking competitive bids, have spoken with Hudson and Property Brothers (work with Stacks Nursery, which is a wholesaler, so we'd have access to wholesale pricing on plantings)
 - ii. Insurance - Stephen working on bids
 - iii. Management companies
 - b. Presentation of Anticipated Budget
 - i. Took 2024 budget and applied 2.57% inflation rate, based on reserve study numbers.
 - ii. Signage - increase to \$150k, clarify max of \$25k from operating costs, remainder from capital contributions/reserve allocation.
 - iii. President suggested calculating delinquency based on monthly basis vs yearly to have a safer margin of error.
 - c. Review of Assessments
 - i. Is an annual assessment, but planning to offer residents monthly payment option, with caveat from CCRs that missed payment results in full annual amount due.
 - d. Resolution 7 on Payments - 8:51
 - i. Clarify system of payments and escalations for Mixson Assembly annual dues effective January 1st, 2025. Options include:
 1. Pay in Full, billed first day of January, due last day of January - keep
 2. Annual Assment - half due Jan, half in July - rejected
 3. Quarterly payments - rejected - redundant vs monthly, excess work w/o benefit vs monthly
 4. Monthly payments - agreed, good option. Discussed possibly doing 11 payments vs 12, but could be problematic. Consider 15th of every month, but will check with new management company for their recommendations.
 - ii. All delinquency will be subject to late fees and collection for non-payment. Per CCRs, with monthly assessment, there is a 10 day grace period, then a missed payment would result in full amount due, no variances (collection agency would manage things like hardship, etc.).
 - iii. Resolution will be revised and voted on at October meeting.
 - e. Review, Discussion, Questions, Clarifications
 - i. Questioned proposal of no variances. Secretary made point that variances we've made this year were monthly payment plans, so a monthly payment option is effectively a preemptive variance for all homeowners, no need for further variance.
 - ii. Fines and Fees - need to review amounts, are they high enough/too high, how should escalations be handled, etc.? Current setup is 30 day period from notice to address issue, then escalating. Review fine structures in CCRs, what other organizations do, etc. May need additional clause (e.g. 6 months of noncompliance = significant fine). New maintenance company will also be able to provide suggestions, help with review and compliance. Tiered option for different fines based on degree of severity, but issue of that would be having to clarify exact tiers.
 - f. Motions - none
4. Next Meeting Date and Time
5. Adjournment - meeting adjourned at 9:12