

NOTICE OF and AGENDA FOR SEPO DIRECTORS' MEETING

Date: Thursday, August 20, 2026

Time: 11:30 a.m.

Format: Virtual ONLY - Google Meets - Google Meet Access: Attendees may log in beginning at 11:15 a.m. using the following link: <https://meet.google.com/cib-mzxcg-zbc>

1. Call to Order

2. Roll Call (SEPO Board) Lisa Seiser, Gay Paxton, William Petersen, Tom Perrier, Pat Heinerikson, Phillip Lay, Tracy Wagner

3. Verification of Notice and Agenda Posting - Verify the Notice and Agenda were made available to the community by the required day/time.

4. Agenda Amendments - Board consideration and adoption of any amendments to the posted agenda.

5. Approval of Minutes - Review and consider approval of the June 9, 2026, minutes as presented.

6. Board of Directors Reports

- a. Golf Course — William Petersen
- b. Common Grounds, Area 1 — Pat Heinerikson
- c. Common Grounds, Area 2 — Tom Perrier
- d. Common Grounds, Area 3 — Phillip Lay
- e. Treasurer's Report — Tracy Wagner
- f. Secretary's Report — Gay Paxton

7. Architectural Committee Report

8. Five-Year Planning Committee Report

9. Safety Committee Report

10. New Business

- a. Action - Approve chair of Election Committee – Jeanette Makowiec
- b. Discussion - 2027 preliminary budget revenue & expenses
- c. Discussion - revenue-generating ideas for reserves (HOA capital contribution, axle fee, golf fees, Special Assessment, etc.).
- d. Discussion - revision of Policies and Procedures - "Use of Common Area" section (storage lot use/access and maintenance area, etc.).
- e. Discussion - Use of golf course by residents
- f. Discussion - Nominating Committee update/requests
- g. Discussion/Action - Survey to residents

11. Old Business

- a. Action - Approve new attorney - Michael Gonzalez (Brownsville)
- b. Discussion - how to utilize attorney and their retainer, including assistance from the attorney to ensure that ideas for building reserves are appropriate and executed properly.
- c. Possible Action - Use of insurance proceeds from Palm trees
- d. Discussion - Road work update (Current costs, contracts, and status)
- e. Discussion - Covenant Changes/Special Assessment to consider for the February Ballot - Including attorney's involvement
- f. Discussion/Action - Speeding signage/other options
- g. Discussion - Property Maintenance options for the handful of dilapidated lots/homes
- h. Discussion/Possible Action – Water/Well update
- i. Discussion – Golf Survey update

12. Resident Complaint/Suggestions - Forms submitted

13. Potential Executive Session

This meeting may enter executive session to consider matters involving: personnel; pending or threatened litigation; contract negotiations; enforcement actions; confidential communications with the Property Owners Association attorney; matters involving invasion of privacy of individual owners; or matters requested to remain confidential by affected parties with Board agreement.

14. Adjournment

- a. Motion and Vote to Adjourn
- b. Announce Time of Adjournment
- c. Stop Google Meet Recording
- d. End Google Meet Session

Posting/Distribution Notice - Valerie will post this agenda outside her office, on the poolside door to Retzlaff Hall, and by the mailboxes, and it will be distributed by email to all residents no later than Aug. 12, 2026.