

**SEPO Board Meeting (Special) Minutes**  
**Tuesday, January 11, 2022 @ 1 PM**  
**“Hybrid” Meeting: Retzlaff Hall and Google Meet**

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**CALL TO ORDER** President Tony Tramel called the meeting to order at 1 PM on January 11, 2022.

**ROLL CALL** was taken. Tony Tramel, Mark Owen, Lenore Combs, Jean Burgoine, Lyn Swonger, Larry Keller and Beth Parrish were all present in Retzlaff Hall.

The recording of this meeting can be viewed at this link:

<https://1drv.ms/u/s!ArA0fRIwdohijlQWdaLrxUxZh0g0dA?e=A0b8j9>

Tony read the ‘Covid-19’ statement/disclaimer as it pertains to those attending this meeting ‘in person’.

**AGENDA**

**Posting:** Beth reported the amended agenda met the 72-hour pre-Board (Special) meeting requirement for posting. We are in compliance.

**Review and consideration of approving minutes from previous meetings:**

- 1) Motions were made and seconded by the following Board members to accept various meeting minutes as present to the Board. All motions were passed unanimously.
  - a. Larry moved and Lenore seconded the January 4, 2022 Board meeting (Special) minutes.
  - b. Jean moved and Mark seconded the January 6, 2022, “Residents & Directors” minutes.
  - c. Lenore moved and Larry seconded the January 6, 2022 Board meeting (Special) minutes.

**NEW BUSINESS –**

1. **Lyn** – Fence on N Nebraska St at entrance onto Golf Course  
*Brief the Board on rationale for constructing a fence there.*

Tony read a letter that Jerry and Janice Drost had submitted to the Board. **(Attachment #1)**

Prior to Lyn becoming Director of the golf course residents had been using the grassy area behind Hole #6 as a cart path (shortcut) to drive their golf carts from N Nebraska St to various tees on the golf course. Grass would not grow there. A rope barrier was constructed across this entrance and the sprinklers are now working, which has enabled grass to grow in this area. However, residents continue to drive around or even through this barrier, prompting Lyn to find a different solution.

**MOTION:** Beth moved and Lyn seconded to approve Lyn moving forward with constructing the fence at the end of hole #6.

**VOTE:** Beth, Jean, Mark and Lyn voted YES to approve. Larry and Lenore vote NO. The motion passed.

2. **Lyn** – Garbage trucks resuming pickup on Indiana Circle.  
*Why aren’t the trash trucks going down that street?*

Employees are spending an hour a day each on Monday and Thursday to move and return the trash cans from and back to residents’ homes. There’s no reason this needs to continue.

**MOTION:** Lyn moved and Mark seconded we resume trash pickup on Indiana Circle.

**VOTE:** The motion passed unanimously.

**FOLLOW-UP:** Tony will notify Indiana Circle residents of this change and also contact Harlingen to resume picking up trash ON Indiana Circle.

**OLD BUSINESS –**

**1. Continuation of Discussion and Directions to Finalize drafts of:**

Covenants, Bylaws and Rules and Regulations Pertaining to Leasing and Occupancy of Units

- a. Larry asked Tony to review the events that have taken place to date.
  - i. A Review Committee was appointed by the Board in early 2021 to determine what might need to be updated in our governing rules pertaining to TX law and other items that might need revisions.
  - ii. In April 2021 the Board accepted the committee's report, reviewed it and provided it to our attorney for his review/input.
  - iii. After an extended period and much "back and forth" correspondence with the attorney we were provided final documents from the attorney the end of December, 2021.
  - iv. At this point the following tasks became Board responsibility:
    - 1. Figure out next steps pertaining to everything provided from the attorney.
    - 2. Determine how a review process could be accomplished in a short period of time.
    - 3. Determine how to communicate to Owners so they would understand the 'proposed amendments' and appreciate the level of effort that had been performed.
    - 4. Ensure Owners' input was taken into consideration during multiple Board meetings where review of the DRAFT documents took place.
    - 5. Develop a final action plan.
- b. It was determined the Board had the "proposed amendments" at a point they could be presented for a vote during the February 2022 election.
  - i. Beth will prepare the final Covenants and Bylaws (to contain comments explaining why a change is being proposed) and make them available for Owners' review via the Web site and paper copies from the Office. The Board is also willing to hold Open Forums with Owners.

**MOTION:** Lenore moved and Jean seconded we accept the Bylaws Beth has prepared with the edits discussed and present them for the February vote. The motion was then amended to be subject to getting everything to the Election Committee in time for a January 15<sup>th</sup> mailing requirement.

**VOTE:** The motion passed unanimously.

**ii. The Board agreed by acclamation to allow Chuck McEvoy (Election Committee chair) to speak:**

- 1. It was determined the ballot package would contain
  - a. One piece of paper (ballot) for voting on open Board positions
  - b. One piece of paper (ballot) for a single vote on the **total** proposed amendments to the Bylaws
  - c. One piece of paper (ballot) for a single vote on the **total** proposed amendments to the Covenants (if we decide to move forward with Covenants voting).
- 2. Beth will prepare the ballots and give to Chuck today.

**c. COVENANTS:**

Beth indicated the Board has completed their review of the "proposed amendments" to the

Covenants.

**MOTION:** Lyn moved and Larry seconded we accept the Covenants Beth has prepared with the edits discussed and present them for the February vote, subject to getting everything to the Election Committee in time for a January 15<sup>th</sup> mailing requirement.

**VOTE:** The motion passed unanimously.

**d. SEPO Rules and Regulations Pertaining to Leasing and Occupancy of Units:**

There were four sections in the Covenants the Board had previously deferred. These sections are related to the Leasing and Occupancy document which the Board has not discussed.

**MOTION:** Mark moved and Larry seconded we do not move forward at this time with anything concerning the Covenants deferred items or the Leasing and Occupancy document.

**VOTE:** The motion passed unanimously.

**ADJOURNMENT –**

Lyn moved and Beth seconded we adjourn. The motion passed unanimously. The meeting was adjourned at 2:01 PM.

Respectively Submitted,

**Beth Parrish**  
**SEPO Board Secretary**

**ATTACHMENTS**

**1. Attachment #1 -**

**Letter from Jerry & Janice Drost concerning Fence on N Nebraska St at entrance onto Golf Course.**

January 10, 2022

To: SEPO Board  
From: Jerry and Janice Drost  
RE: Fence on Nebraska Street and the golf course

1. My understanding was that the cable on the Nebraska curve on the golf course was a temporary way to protect the new sod that was installed a couple of years ago.
2. Golfers who pull their golf clubs on carts and live on Missouri, Nebraska and Montana exit through the area on the curve of Nebraska so they don't have to go back to the Michigan Ave exit.
3. Manny takes this cable down when he needs to get the bigger mowers onto the course.
4. A fence will block our view of the golf course. We have lunch on our patio and spend evenings on our patio and enjoy watching the golfers and the sunsets.
5. I suggest that we take the cable down and leave it the way it was for many years.