

## **Sunshine Estates Board of Directors Meeting Minutes**

Monday, December 8, 2025 @ 1:00 pm "Hybrid" Meeting: Retzlaff Hall & Google Meet

- 1) Call to order - President, Randy Davis, called the meeting to order at 1:00 pm.
- 2) SEPO Board Roll Call - Randy Davis, Tom Perrier, Lisa Seiser, Pat Heinerikson, Tracy Wagner, Gay Paxton and Scott Kronshage.
- 3) Verified that the Notice and Agenda were made available to the community by the required day/time.
- 4) Meeting minutes presented to the board from the November 10, 2025 meeting were presented and approved.
- 5) Director's Reports:
  - a. Scott Kronshage – Golf Course
    - Scott's report included:
      - The golf course is in good condition due to irrigation water.
  - b. Pat Heinerikson – Common Grounds Area 1
    - Pat's report included:
      - The hot tub still needs some repairs.
      - Plans are in place to replace the roof and downspouts at Retzlaff Hall in April or May, weather permitting.
  - c. Tom Perrier – Common Grounds Area 2
    - See Tom's report attached to meeting minutes
  - d. Lisa Seiser – Common Grounds Area 3
    - Will be addressing discrepancies in the storage lot regarding costs versus the size of the space people have, noting that some residents in the 600 area (closest to the dog park) are exceeding their paid-for space.
    - Plans are being made for drop-off week for large items such as carpets.

- 6) Financial report:
  - Tracy Wagner (SEPO Treasurer) presented the November financial reports. A motion to approve the November financial reports was made and seconded. The motion passed.
  - See Tracy's report attached to meeting minutes.

- 7) Committee Reports:
  - a. Architectural Committee:
    - The Architectural Committee did not have a report. Further discussions are tabled until the January meeting.
  - b. Five Year Planning Committee:
    - The committee did not have a report. Further discussions are tabled until the January meeting.

- 8) Unfinished Business:
  - a. Flood Control Committee:
    - Tom identified two retaining areas, the swamp and the lake where breaches allow water to drain too quickly into the ditch.
    - Tom is consulting with the Harlingen Drainage District and the Army Corps of engineers.
    - The committee is investigating the possibility of enlarging two culverts under Kilbourne Road to facilitate faster water drainage, which may require involving the mayors of Combes and Harlingen.

- Tom thanked District 5 for cleaning out the ditches that Sunshine drains into.
- Randy Davis inquired about reasonably priced scenarios for shoring up the sides of the “little ditch” where erosion has occurred over time, especially where five water pipes enter it.
- b. Water Well Update
  - See Tom’s report attached to meeting minutes
- c. Creation of concise rules for owners & renters
  - Concise summary of bylaws and regulations are in process for new residents.

9) New Business:

- a. Fiber Optic Installation:
  - Fiber optic installation has started; completed most of the area on the west side of Minnesota up to Iowa.
  - Tom advised that residents concerned about locking in the founders’ rate for fiber optic service can do so at any T-Mobile location.
- b. Upcoming Election:
  - Randy Davis explained a proposed amendment to change the voting requirements for covenants from requiring 66% of all 306 owners to 66% of a quorum eligible to vote, aiming to prevent the lack of participation from hindering community progress.
  - A motion was made and seconded and approved to add the proposed covenant amendment for voting in the coming election.
  - The board approved the appointment of Patricia Lay as the Nominating Committee Chairperson and Beth Parrish as the Election Committee Chairperson, both receiving motions and seconds for approval.
  - The board nomination announcement will occur at the January 5th “Residents & Directors” meeting.
  - The board will send a crafted letter to the community via email and mail to explain the proposed covenant change.
  - The need for the amendment to pass was emphasized due to the two-year waiting period required to propose it again if it fails.
  - The January 5th meeting will also include a discussion on the ballot initiative and introduce the board candidates.

**Meeting Adjournment:**

There being no further business to come before the Board, on motion duly made, seconded and passed, the meeting adjourned at 1:43 p.m. The Google Meet recording and video session were stopped.

Respectfully submitted,

Gay Paxton, SEPO Board Secretary

## Mtg. Report 12.8.25

Had conversation with the Drainage District 5 manager and Asst manager this morning and thanked them for cleaning out the ditches which drain Sunshine. We also spoke about the culvert in the pond over at Encore Lakeside and that it needs repair, they said they would come out and take a look at it.

Lalo has put up Xmas decorations on Texas Ave, its looking very festive. He also completed painting the gazebo and replaced several lights along the street.

The fiber optic installation has started, they've completed most of Minnesota up to Iowa.

I haven't heard anything yet from T-Mobile about the community meet and great, but if you would like to get locked into the Founders rate you can go to a T-Mobile location and get that done.

## **Financial update for November 2025**

I want to highlight some items from the reports that I think are noteworthy, in addition to any footnotes in the financial reports:

- 1) Valerie and I continue to monitor resident accounts to ensure timely payments of HOA fees. There is one owner who is delinquent with October/November HOA fees. Valerie and I are working on collecting these fees.
- 2) Memorial lockbox in library was checked and there were no memorial donations this month.
- 3) The CD at Plains Commerce Bank expired on 11/28/2025. The principal amount of \$100,000 and interest of \$1,070.14 were deposited in the Brokered Liquid Deposit account at Wells Fargo on 11/28/2025. A new \$100,000 CD at Ally Bank was set up on 12/04/2025 for one month which will earn 3.85% and it will expire on 01/05/2026. I did a one-month CD anticipating downpayments on capital projects in Jan 2026. A 3-month CD would have yielded the same interest rate of 3.85%.
- 4) Twenty-six (26) owners paid their 2026 HOA fees in full (including the 2% discount) in November which is reported on the balance sheet labeled Unearned HOA Fees. This revenue will be transferred to the Profit & Loss statement in Jan. 2026.
- 5) Eight (8) owners paid their 2026 storage lot fees in full in November which is reported on the balance sheet labeled Unearned Storage Fees. This revenue will be transferred to the Profit & Loss statement in Jan. 2026.
- 6) Nine (9) owners paid their 2026 golf cart trail fee in November which is reported on the balance sheet labeled Unearned Golf Cart Fees. This revenue will be transferred to the Profit & Loss statement in Jan. 2026.
- 7) I reviewed the November financial transactions, and they all looked good. I sent financial reports to Beth on 12/05/2025 and she sent them out to the community on 12/05/2025. November financial reports were also sent to our CPA on 12/05/2025 for review.

If there are no questions from the board, I am asking for an official motion to approve the November 2025 financial reports.

## **Future Financial Matters for SEPO**

Nothing to report at this time.

## Well Update 12.8.25

On November 21st we had the exploratory well drilled and stopped at about 39'. The water that we pumped after completing the shaft came back at about 1950 on Jerry Weatherby's tester. This was a big improvement over the original well drilled. We ran the pump for about a day and retested the water and got a 1900 for that reading.

We sent a sample to Texas A&M the Monday before thanksgiving and hope to see results this week.

We have plans to start the working well after the first of the year.