

## **NOTICE OF and AGENDA FOR SEPO DIRECTORS MEETING**

**Date:** Monday, April 13, 2026

**Time:** 1:00 PM

**Format:** Hybrid — Retzlaff Hall & Google Meet Google Meet Access:

Attendees may log in beginning at 12:45 PM using the following link:

<https://meet.google.com/cib-mzxg-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. Pledge of Allegiance**

### **4. Verification of Notice and Agenda Posting**

Verify the Notice and Agenda were made available to the community by the required day/time.

### **5. Agenda Amendments**

Board consideration and adoption of any amendments to the posted agenda.

### **6. Approval of Minutes**

Review and consider approval of minutes from March 9, 2026, as presented.

### **7. 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

**8. Architectural Committee Report** - Terry Lacy

**9. Five-Year Planning Committee Report** - Tony Tramel

**10. Unfinished Business**

- a. Discussion/possible action-Traffic calming ideas
- b. Discussion/possible action-Camera in the maintenance shed
- c. Discussion-Update on dumpster - Lisa Seiser
- d. Discussion-Update on Recycling Bin - Lisa Seiser
- e. Discussion-Update on two assistants for each director
- f. Discussion/possible action – T-Fiber update and next steps (reimbursement requests for work and used SEPO supplies)

**11. New Business**

- a. Discussion/action-Creation of an Election/Results Analysis committee - Lisa Seiser
- b. Discussion/action- Creation of Safety Committee - Lisa Seiser
- c. Discussion-5-year Committee membership update - Lisa Seiser
- d. Discussion: Homeowners Property Maintenance-proactivity - Lisa Seiser
- e. Discussion/action-Golf Course Surveys and distribution/timing - Bill Peterson
- f. Discussion/possible action-new computer for the secretarial position - Gay Paxton

**12. Resident Suggestions and Complaints**

- a. Submitted complaint forms provided to Board

**13. Recess Call 10-minute recess prior to Employee Meeting – Call all employees to meeting — Lisa Seiser**

**14. Employee Meeting**

- a. Weekly-monthly schedules
- b. Employee Statements/Concerns/Questions

- c. Directors' Statements/Concerns/Questions
- d. Updates on project lists

#### **15. 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.

#### **16. 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 will distribute it by Email no later than April 6, 2026.