

**SEPO BOARD MEETING AGENDA (Revised 09-22-2021)**  
**Thursday, September 23, 2021 @ 1:00 PM CT**

---

**This will be a 'HYBRID' meeting.**

Retzlaff Hall will be open to Board members and those who wish to attend in person.

Everyone attending this meeting "in person", by their presence, acknowledges potential exposure to Covid-19. Each person is responsible for his/her own choice as it relates to attending SEPO Board meetings.

If you are attending this meeting "virtually", click the following link beginning at 12:45 PM.

<https://meet.google.com/mwv-xevy-cat>

If needed, please use this code [mwv-xevy-cat](https://meet.google.com/mwv-xevy-cat) to gain access on your Smart Device or Computer.

---

**1) Call to Order.**

Roll Call

Tony Tramel  
Mecca Henry  
Lyn Swonger

Jean Burgoine  
Larry Keller  
Lenore Combs

Beth Parrish

**2) Verify the Notice for this meeting was made available to the community by the 72-hour pre-Board meeting requirement for posting.**

**3) Board Members Consideration / Adoption of any Amendments to the Agenda for this meeting.**

**4) Review and consideration of approving the September 21, 2021, Board Meeting Minutes.**  
**(Attachment 1)**

**5) NEW BUSINESS –**

***Deferred from the September 21, 2021 Board meeting -***

**a. Beth –** Discuss the use of Hybrid meetings for all SEPO Club & Committee meetings in order to conform with the new HOA Legislation documentation from our lawyer concerning exposure to Covid-19.

**b. Larry – Road Repairs.**

1. Consideration of appropriating a Maximum of \$20,000 to remove and repair defective asphalt pavement, including but not limited to W Michigan Ave, W Iowa Ave, N Missouri St and seal coating the outer edges of W Texas Ave.
2. Proposal to use D & J Site Construction at the unit cost provided in our contract with this company.

***From Original September 21, 2021 Board Meeting Agenda -***

**c. Board – Create SEPO Budget for 2022 (for approval in November 2021)**

This meeting will apply the principles and practices of budgeting for Sunshine Estates that were reviewed in the **Budgeting 101 workshop** on September 21, 2021 to create the SEPO Budget for 2022.

**d. Tony - 3-5 Year Capital Improvement/ Equipment Replacement Plan**

Continue working on a **3-5 Year Capital Improvement/ Equipment Replacement Plan** as part of the budget process.

**6) ADJOURNMENT –**

---

**ATTACHMENTS**

**1. Attachment 1 -**

**Unapproved Minutes of the September 21, 2021, Board Meeting**

[https://2851bf60-6e92-4440-b098-](https://2851bf60-6e92-4440-b098-0166b6640e11.usrfiles.com/ugd/2851bf_46cafa7180d24ff2b339b5125ecb994c.pdf)

[0166b6640e11.usrfiles.com/ugd/2851bf\\_46cafa7180d24ff2b339b5125ecb994c.pdf](https://2851bf60-6e92-4440-b098-0166b6640e11.usrfiles.com/ugd/2851bf_46cafa7180d24ff2b339b5125ecb994c.pdf)