

NOTICE OF and AGENDA FOR SEPO BOARD MEETING (REGULAR)

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

You can log into Google Meet at 12:45 PM with this link: <https://meet.google.com/cib-mzxg-zbc>

- 1) Call to order
- 2) SEPO Board Roll Call - Randy Davis, Tom Perrier, Scott Kronshage, Lisa Seiser, Pat Heinerikson, Gay Paxton, and Tracy Wagner
- 3) Verify the Notice and Agenda were made available to the community by the required day/time.
- 4) Board Members Consideration/Adoption of any Amendments to the posted Agenda.
- 5) Review and consideration of approving the meeting minutes as presented to the Board from the 11/10/25 regular meeting.
- 6) Directors' reports:
 - a. Scott Kronshage - Golf Course
 - b. Pat Heinerikson - Common Grounds Area 1
 - c. Tom Perrier - Common Grounds Area 2
 - d. Lisa Seiser - Common Grounds Area 3
- 7) Financial update – Tracy Wagner, Treasurer
- 8) Report from Architectural Committee
- 9) Report from 5-year planning committee
- 10) Unfinished Business:
 - a. Flood control committee
 - b. Water well update
 - c. Creation of concise rules for owners & renters
- 11) New Business:
 - a. Suggestions and Complaints, if applicable
 - b. Community reminders, if applicable
 - c. Proposal to amend the procedure for our covenants
 - d. Appointment of Nominating and Election Committee for upcoming board elections
- 12) This meeting may go into Executive Session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owner's association attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.
- 13) Adjournment
 - a. Motion & Vote to Adjourn
 - b. Announce time of adjournment
 - c. Stop Google Meet Recording
 - d. Stop Google Meet Session

This agenda will be posted outside the office, on the poolside door to Retzlaff Hall and by mailboxes, by 1PM November 28, 2025. Gay Paxton, SEPO Board Secretary