

Sunshine Estates Directors Meeting Minutes

Monday, January 5, 2026 immediately following the Regular Board Meeting “Hybrid” Meeting: Retzlaff Hall & Google Meet

- 1) Call to order - President, Randy Davis, called the meeting to order
- 2) SEPO Board Roll Call - Randy Davis, Tom Perrier, Lisa Seiser, Pat Heinerikson, Tracy Wagner, Gay Paxton and Scott Kronshage
- 3) Pledge of Allegiance was presented by all in attendance
- 4) President Randy Davis called for a report from Nominating Committee chairperson Patricia Lay.

a. Patricia Lay of the nominating committee introduced the three candidates for the open board positions: Tracy Wagner, Bill Petersen, and Phillip Lay, with all confirming their willingness to serve. Randy Davis clarified that there are three board positions open—President, Treasurer, and Golf Director—but members vote for the candidate, and the board assigns the positions internally.

- 5) President Randy Davis confirmed with Secretary Gay Paxton that the 3 candidates were eligible to serve on the board
- 6) President Randy Davis called for Floor Nominations 3 separate times and there were none. A motion was made and seconded to close the floor nominations
- 7) Covenant Amendment Details - Randy Davis detailed the proposed change to Article 9, Section 9.3 of the covenants, which concerns the required voting percentage for an amendment. The current covenant requires a minimum of 66% of the owners of all lots (202 ballots in favor out of 306 votes) to approve an amendment, meaning non-returned ballots are counted as no votes. The proposed change would require 66% of a quorum.

There was a discussion about the difficulty of passing covenants with the current procedures.

Beth Parrish went over the following information:

1. Election process for changing covenants.
2. Voting packet contents.
3. Procedures for distributing the ballots
4. Quorum and proxy requirements

There being no further business to come before the Board, on motion duly made, seconded and passed, the meeting adjourned at 3:00 p.m. The Google Meet recording and video session were stopped.

Respectfully submitted,

Gay Paxton,
SEPO Board Secretary