

NOTICE OF and AGENDA FOR SEPO DIRECTORS

Date: Monday, June 9, 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-mzxc-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 April 13, 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
9. Five-Year Planning Committee Report
10. Old business
 - a. Discussion/Possible Action - SEPO common area water use options/costs - Tom
 - b. Discussion/Possible Action - Road Work - Tony Tramel
 - c. Discussion - Speeding concerns - options - Lisa

11. New Business

a. Discussion/Possible Action to approve new attorney - Michael Gonzalez will be in attendance to present and answer questions.

b. Discussion - Upcoming Budget planning and current SEPO financial position

- Expenses - areas to look at reductions
- Revenues - areas and ideas to increase
- Special Assessment
- User fees
- Storage lot fees
- New buyers - buy-in fees
- Golf cart use fee
- Other revenue ideas - benches, pavers, donations, memorials, etc.

c. Discussion/Possible Action - Covenant change vote proposals - ideas and verbiage - Lisa

12. Employee Meeting - We will have a 10-minute recess to allow employees to join the meeting. Google Meet recording will be turned off during recess and then turned back on.

- a. Schedule updates
- b. Employee concerns
- c. Discussion with board members.

13. 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.

14. 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 mailboxes, and will distribute it by Email no later than June 3, 2026.