

NOTICE OF and AGENDA FOR SEPO BOARD OF DIRECTORS MEETING

Date: Monday, March 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-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

- a. Review and consider approval of the **Feb. 17, 2026** Annual Shareholders meeting minutes as presented.
- b. Review and consider approval of the **Feb. 17, 2026** (First Required Meeting) minutes 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 Control Committee Report

9. Five-Year Planning Committee Report

10. Unfinished Business

- a. Well Update — Tom Perrier
- b. Election Committee Totals Update
- c. Action Item: Review and consider Final 2026 Election Committee Report
- d. Fiber Optic Update — Tom Perrier
- e. Action Item: Consider Spring Dumpster — Lisa Seiser
- f. Action Item: Consider Community Recycling Bin — Lisa Seiser

g. Photo Directory — Tracy Wagner

11. New Business

- a. Discussion/Possible Action on installing Speed Bumps
- b. Discussion: Two Assistants for All Directors
- c. Discussion: Employee meetings during spring and summer
- d. Discussion: Possibility of April meeting
- e. Discussion: Camera(s) for maintenance area

12. Resident Suggestions and Complaints

- a. Submitted complaint forms provided to Board
- b. Update to Suggestions and Complaint Procedures – Lisa Seiser

13. Recess

Call **10-minute recess** prior to Employee Meeting — Lisa Seiser

14. Employee Meeting

- a. Purpose of Monthly Employee Meeting
- b. Employee Statements/Concerns/Questions
- c. Directors' Statements/Concerns/Questions
- d. Golf Course and Common Area Project Updates
- e. Employee Suggestions for Improvements
- f. New Procedures – monthly/weekly maintenance schedules and 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 be distributed **via Email** no later than **1:00 PM on March 3, 2026**.