

“Minutes”
SEPO Board (Special) Meeting
Friday October 27, 2023 @ 1 PM
“Hybrid” Meeting: Retzlaff Hall & Google Meet

1. Call To Order-Meeting was called to order by Share Nelson at 1:00 PM
2. The Meeting was being recorded via Google Meet video. The recording can be viewed at the link: <https://meet.google.com/vbc-posz-spm>
3. SEPO Board Roll Call- All Board members were in attendance at Retzlaff Hall
4. Meeting Notice & Agenda Document was made available to the community by the required day/time.
5. The Board did not request any Amendments to the posted agenda.
6. Special meeting to discuss the budget for the coming year for the areas of Common Area 1, Common Area 2, Common Area 3, golf course and anticipated expenses of the corporation’s office.

Common Area #1 – Jim Kennedy

Proposed to increase from last year. The current budget went over. Jim does not predict any major repairs to the pool area in the coming year budget increase for coming year, but he anticipates some weight room “Upgrades” for age-appropriate equipment and other items in his area.

Common Area #2 --Tom Perrier

Budget proposed is similar to last years. Stated the Texas Avenue Gate “no fee” service will expire in March. New fees will include \$125 service call and \$75 fee for the first hour. (two \$300 visits per year)

Possible projects for area 2 discussed were: fencing on Iowa ditch, path throughout the main Texas Ave park, concrete reinforcement on new path in fenced dog park, pumphouse on resaca needs new siding and cosmetic repairs. Mosquito spray chemicals will be split among several budgets.

Common Area #3—Frank Tewell

Projects in this budget include the Shuffleboard and Tennis courts. He budgeted to spend \$6000 for rock in January for the storage and shop area.

Golf Course –Randy Davis

The proposed budget is \$10,000 less than last year's. Randy stated he has been prepping the course as much as possible before next year’s Director takes over- including sprinkler boxes, trenches for wire laid in ground for fountains, aeration of greens. Waiting for the delivery of the fairway mower.

The aeration machine is 17 years old and needs repair or replacement. He looked at an adapter for current machinery but it only punches holes and does not completely aerate.
\$12,000 for new equipment.

Treasurer Report—Mark Owen

The fairway mower will be recorded as a “fixed asset with monthly payments with a debt” Interest which will be recorded as a separate expense.

Electric contract is up in June. He proposed a 30% increase in July. Gas depends on usage vs cost- more expensive in the winter.

Legal Fees are higher than they have been in the past.

Mark does not believe property taxes will increase.

The proposed budget is \$377,000 for general operations, which is mostly for the 5 employees.

Payroll is up \$9000

After discussions, the Directors decided there would be no increase in HOA fees.

Adjournment: Share asked for a motion to adjourn and move into executive session for the purpose of personnel matters as to the budget.

Randy made the motion and Frank seconded the motion to adjourn. The motion passed unanimously. The meeting was adjourned at 1:32P.M. the Google meet recording and session were both stopped.

Summary of Executive Session, Special Board Meeting October 27, 2023

The Directors met in closed session for the purpose of reporting evaluations of employees under their supervision and recommendations for the bonus payments and proposed increases, if any. After discussion, they made recommendations to the treasurer for the proposed budget to be approved at the November meeting. Summary by Share Nelson

Respectfully submitted,

Kerry Howard,