

"Minutes"

SEPO Regular Board Meeting

Monday November 13, 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://1drv.ms/w/s!AkKpiKFAF9yyb_XCqPCGrOOawWE
3. SEPO Board Roll Call- Board members in attendance at Retzlaff Hall were Share Nelson, Randy Davis, Jim Kennedy, Frank Tewell. Tom Perrier was present via phone call and Mark Owen was absent. Kerry Howard to record minutes via recording.
4. Meeting Notice & Agenda Document was made available to the community by the required day/time.
5. The Board did request Amendments to the posted agenda.
 - A. Share asked to look at the minutes from the meeting on March 22 to amend for clarity. The Board will be entering into Executive meeting after Board meeting for status update on pending litigation.
 - B. Share would also ask to change the order of agenda so Tom, who is at the airport catching a flight, can be present and vote with board.
6. Share to deliver Mark Owens' report.
 - A. Share asks if there are any questions about the October financials. Share asks for a motion to approve the October financials. Jim makes the motion, Frank seconds. The board unanimously approves October Financials.
 - B. Share now presents the budget for the upcoming year 2024 Any questions? With no corrections, Share asks for a motion to approve the 2024 Budget. Frank moves, Jim seconds. The Board approves unanimously and will be available to the residents shortly.

Minutes for the October 9, 2023 meeting. No amendments necessary.
Share asks for a motion to approve the minutes

Randy moves for approval of minutes, Frank seconds. The board approves unanimously.

7. Minutes for the Special Meeting on October 27, 2023. No amendments necessary. Share asks for a motion to approve the minutes
Frank moves for approval of minutes, Jim seconds. The board approves unanimously.
8. Minutes for the meeting on March 22, 2023. Share would like to amend the last sentence in paragraph 5 for clarification which currently reads “the calendar will remain as approved previously”. Share would like to add the additional language to read as follows “the calendar will remain as approved previously with the board meeting first and the residents meeting second.” Share asks for a motion to approve the minutes as amended.
Frank moves for approval of minutes, Randy seconds. The board approves unanimously.

Directors Reports

1. Randy Davis, Golf Course Director
We received the beautiful new fairway mower but due to the rain haven't gotten to use it yet. Golf leagues are starting off nicely. We have had visiting players from the RV park. We are currently monitoring the new guests' activity. Everyone should continue to be diligent with that.
2. Jim Kennedy, Common Area 1 Director
Bathroom pavilion bathroom floor was reported as very slippery. Mats were placed in the bathroom area and the hope is this solves the slippery floor issue. Some “near misses” for falling were reported. The weight room is being considered for some work. Pam Davis doing some data collecting from Physical/Occupational therapists for suggestions on new or different equipment. Asking the community for input.
3. Tom Perrier, Common area 2 Director
Share to read Tom's report. Budget is a little less for 2024 than it was in 2023. Projects that are still on going for this year include straightening the fence near the ditch on Iowa, Pumphouse getting re-roofed and new siding on Missouri, finish painting house numbers on street curbs.

Next year he will be replacing old street signs, adding speed limit signs. Working into the cart path areas on Texas Avenue. Always open to suggestions. Fill out the form or give him a call.

4. Frank Tewell, Common Area 3 Director

Not a lot going on due to rain and short handedness. Has had a couple of verbal requests. Getting some rock soon for the lot.

5. Share Nelson, President

We have updated the policy and procedure as to the "Pets". It now reads "All pets must be kept on a leash except when located on the owner's lot or within the SEPO designated DOG PARKS which are the north side of Texas Avenue and the fenced in area within the storage area built for that purpose." It is now posted on the website.

If you have any concerns, ideas, requests please submit to the office and the board will be checking it often and will get back as soon as we can.

6. Terry Lacy -Architectural Control Committee

The committee requires a form to be filled out for approval of anything you do to the outside of your home. The committee meets every 2 weeks. We approve 99% of forms we get in. Summer had 10 requests for July-Sept. In the last month 15 have been submitted and approved.

7. Lenore Combs- Neighborhood Watch Coordinator (as read by Share Nelson)

The Board had voted to allow (on a trial basis) the Vendor Program. This would require all vendors (contractors) to report to the office where Valerie will photocopy vendor drivers' license and notify Lenore. The assigned vendor volunteer will complete an orange card with info for the file and leave on the vehicle while working for resident. Lenore urges that for the residents' protection, she encourages us to conform to this program because some vendors are not all they represent and some are very creative. When the work is complete, you may give a constructive report and offer your support/adverse info of vendor. The plan is to like/trust the vendors on the Mr. FIX IT list however you are welcome to have a contractor that is not on the list.

A break-in on Kansas St. before the owner returned was reported. A neighbor saw that the front door had damage, the front door had been pried open. The car door was left open and \$40 was taken from the glove

box along with some miscellaneous items. City of Combs came out and wrote a report.

8. Unfinished Business. None

9. New Business (Share Nelson)

- A. Suggested by someone who takes good care of our plants. A concern to address the front welcome gate planters to add color, change per season, make cost effective and beautify. Looking for ideas on that area. Spoke with Tom on Oct 31 and she is willing to reach out to resources including University of Texas for ideas. Randy says a group brainstormed about options including colorful pots, changing plants made easier for seasonal longevity, gravel, or rock. Says all great ideas. Tom thinks maybe trying something new for a couple seasons just to see how it goes.
- B. Communications manager (as read by Share) asks if we need to revisit how we communicate / handle ideas, suggestions. Everyone is agreeable to current process. The one question is the notice to the community. How far do we want to go with that? Do we want to communicate through email every time something happens? Do we want to post it on the website? Group discussion reveals that this is why the board has meetings. Process doesn't need to get more involved than it is. No vote needed here.
- C. A Gentleman would like to suggest a fire pit on Texas Avenue near gazebo. Would like to donate fire pit to honor the passing of Dan Danks. After discussion, while the board agrees that it's a great idea, the board agreed to table the idea for now, gather more information and bring back to have an official vote. Share asks for a motion to table. Randy moves, Frank seconds. The board approves unanimously for tabling the discussion.

Adjournment: Share asked for a motion to adjourn and move into executive session for the purpose of the update on pending litigation. Frank moved and Randy seconded the motion to adjourn. All were in favor. The meeting was adjourned at 1:34 PM. The google meet recording and session were stopped.

Respectfully submitted,

Kerry Howard