

NOTICE OF and AGENDA FOR SEPO BOARD MEETING (REGULAR)

Monday, November 10, 2025 @ 1 PM "Hybrid" Meeting: Retzlaff Hall & Google Meet

You can log into Google Meet at 12:45 PM with this link: <https://meet.google.com/cib-mzxg-zbc>

- 1) Call to order
- 2) SEPO Board Roll Call - Randy Davis, Tom Perrier, Scott Kronshage, Lisa Seiser, Pat Heinerikson, Gay Paxton, and Tracy Wagner
- 3) Verify the Notice and Agenda were made available to the community by the required day/time.
- 4) Board Members Consideration/Adoption of any Amendments to the posted Agenda.
- 5) Review and consideration of approving the meeting minutes as presented to the Board from the 10/13/25 regular and executive meeting.
- 6) Directors' reports:
 - a. Scott Kronshage - Golf Course
 - b. Pat Heinerikson - Common Grounds Area 1
 - c. Tom Perrier - Common Grounds Area 2
 - d. Lisa Seiser - Common Grounds Area 3
- 7) Financial update – Tracy Wagner, Treasurer
 - a. October financial update
 - b. Budget 2026 – present to community/approve all but capital expenditures
- 8) Report from Architectural Committee (review/approve proposal submitted by ACC regarding outside plastic storage sheds)
- 9) Report from 5-year planning committee (review/approve capital expenditures report)
- 10) Unfinished Business:
 - a. Golf plaques on wall in RH (on hold until roof is replaced)
 - b. Flood control committee
 - c. Water well update
 - d. Review and approve proposed employee manual changes from Oct meeting
 - e. Creation of concise rules for owners & renters
 - f. Weed control
- 11) New Business:
 - a. Suggestions and Complaints, if applicable
 - b. Community reminders, if applicable
 - c. Proposal to amend the procedure for our covenants
 - d. Nominating committee for upcoming board elections
- 12) This meeting may go into Executive Session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owner's association attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.
- 13) Adjournment
 - a. Motion & Vote to Adjourn
 - b. Announce time of adjournment
 - c. Stop Google Meet Recording
 - d. Stop Google Meet Session

This agenda will be posted outside the office, on the poolside door to Retzlaff Hall and by mailboxes, by 1 PM October 31, 2025. Gay Paxton, SEPO Board Secretary