

**“MINUTES”**  
**SEPO Board (Regular) Meeting (Approved)**  
**Monday March 13, 2023@ 1 PM**  
**“Hybrid” Meeting: Retzlaff Hall & Google Meeting**

1. **Call to order** – Meeting was called order at 1:00 PM
2. It was announced this was a hybrid meeting here in Retzlaff Hall and could be viewed on Google Meet and was being recorded via **Google Meet video**.The recording can be viewed at: ([https://video.wixstatic.com/video/2851bf\\_5623ecab27bf4380bec3992862a99a6/720p/mp4/file.mp4](https://video.wixstatic.com/video/2851bf_5623ecab27bf4380bec3992862a99a6/720p/mp4/file.mp4)).
3. **SEPO Board Roll Call** – Frank Tewell, Jim Kennedy, Linda Davis, Share Nelson, Randy Davis and Tom Perrier (via google meet). Mark Owen was absent.
4. Linda verified the Meeting Notice and Agenda was made available to the community by the required day/time. We are in compliance.
5. President Share Nelson asked if there were any amendments to the agenda as posted, saying that she was adding the ACC report by Terry Lacy and the GNDGT report of Tony Travel. There were also two additional comments/suggestions.
6. **Review & Consideration of approving the February 21 meeting minutes (Annual and Board Meeting):** Randy Davis motioned for approval and Jim Kennedy 2<sup>nd</sup>. All approved.
7. **DIRECTORS REPORTS -**
  - a. **Randy Davis** – Golf Course  
Golf course looks good. There are still some rule breakers. They have been approached with no results. The rules are also listed on the back of the yellow score cards. Did come up with a solution of giving printed business cards with “Golf Marshall” printed on them. Anyone can request one and use it if they confront a player in violation of our rules.
  - b. **Jim Kennedy** – (Common grounds/Area 1) SEPO Buildings  
Light switch in library has been reworked.  
New robotic pool cleaner is being used and it is set to clean at 9 pm and turned off at 3 am. Lupe stated that she is very grateful and it works perfect.  
A clock has been installed in the pool area.
  - c **Tom Perrier** – ( Common Grounds/Area 2)Streets,Drainage & Irrigation Ditches Texas Ave.  
The tech from Hurricane Fence has serviced the gate on Texas Ave. several times in the past weeks, issue with the gate cycling open/close. Not opening, not opening or closing at correct times.  
The tech has replaced or repaired 4 parts in the opener/gate. The original SOS/Yelper was sent back to the mfg. for service and the 3<sup>rd</sup> unit was installed but did not work and

was being brought back to the shop for testing. No info on when it will be returned.

Called Hurricane Fence with Valerie about SOS/Yelper and was told it was being sent back to mfg. for testing. Asked about options and they suggested a Knox Box. Was told that it would allow access for emergency/police into the community. It was decided to have the Knox Box installed. When the Fire Dept. came out to certify the Knox Box I was informed that only the Fire Dept. had the key.

I contacted Harlingen and Combs PD, Cameron City Sheriff and EMS dispatch and provided them with the gate code.

Have called several gate installers looking for quotes for a new gate operator and waiting on that information.

Has been working in the dog park area on Texas Avenue.

Discussed parking cars when having private event at gazebo. Cars should park on rv park side of street and golf carts on gazebo side of street. Determined to put temporary sign when in use. Have also been working on making certain Police, Fire & Ambulance people can get in when there is an emergency. There is a cellular problem that does need to be discussed.

Share stated rules in Policy and Procedures should be changed as follows: "PETS": 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 area within the storage area built for that purpose)". Tom made the motion to vote and Jim seconded. Vote was 3-2 and passed.

**d. Frank Tewell** – (Common grounds/Area3)Storage & Shop area,Tennis/Shuffleboard

The gate was struck by a trailer and broke the motherboard. It is being repaired and the work on the gate is under warranty.

Rock is being put down in front of dog park and wood shop to take care of wet and muddy places.

Work is also being done at the golf practice station.

**e. Mark Owen** – Treasurer

Mark was unavailable and Tracy Wagner gave his report. February financials have not been finalized but are in the process of getting that done.

**f. Linda Davis** – Secretary

Both the by laws and covenants will be refiled with Cameron County

Thanked Beth Parrish and Share Nelson for their patience and help in transitioning me to board secretary.

Also thanked Tracy Wagner for volunteering to manage the Google Meet

**g. Share Nelson** – President

No report at this time.

**Terry Lacy** – ACC report – Stated in January had 6 forms to approve and 5 were approved. February there were 3 and all approved. March there were 2 and 2 approved. Discussed resale certificate. Some sales are being made without the resale certificate. There will be more discussion on this subject on a case by case. This is for the protection and benefit for the buyer.

**8. UNFINISHED BUSINESS** – To be discussed in Executive Session

**9. NEW BUSINESS:**

- a. Mark Owen** – Not in attendance: Appointment of Share, Randy and Mark for signing checks. Frank made motion to approve and Randy seconded. Approved by all.
- b.** Dates submitted by various clubs and groups was approved. Linda made the motion to approve and Frank seconded. Approved by all.
- c.** Review of Suggestions and Complaints:
  - I. City of Harlingen trash collection schedule: DawnRae Leonard presented her recommendations to approach the Public Works on changing city wide trash pick up from 2 days a week to one day a week. Would like any resident interested in helping her to send letters or go with her in person.
  - II. Request for new filing cabinet: Marlene Hall suggested we need a new filing cabinet in the office for the women's golf. Pricing was over \$1,000.00. Was suggested that we ask the women golf to request a donation of a 4 drawer filing cabinet. Decided to table at the present time to discuss at a later date.
  - III. Storage area improvements. Frank to begin addressing all suggestions in this area.
  - IV. Hot tub repair: Jim did testing on hot tub and pool with pool professional and will implement their recommendations in May. The area will need to be closed for 3 days for treatment that should last as much as 15 years..
  - V. Off street parking: Previously covered.
  - VI. Glass in Pool & Pavilion area: There will be more signage posted in this area with the rules.
  - VII. Golf cart Parking spot has ridge of bricks on Hole #4 should be Hole #6. Randy will get it repaired.
  - VII. Need 3 more ceramic pots at pool area. Jim will get 3 more pots for pool area.

- 10. Share asked for a motion to adjourn and move into Executive Session.** Randy made motion to adjourn and move to Executive Session. Jim seconded and was approved by all.  
Time of adjournment was 2:15 PM

**11. SUMMARY OF EXECUTIVE SESSION**

The Directors moved into Executive Session immediately following adjournment for that purpose. Six of the Owners against whom rules violations were listed were determined to be complete. Four of the Owners appear to be making progress in correcting the violations and one will be moving which will in itself, correct that violation. Upon motion duly made, seconded and approved, this session of the meeting adjourned.

**Respectfully submitted,**

**LINDA DAVIS,  
SEPO Board Secretary**