

## Sunshine Estates Property Owners, Inc. Board of Directors Meeting Minutes

Monday, February 10, 2025 - "Hybrid" Meeting: Retzlaff Hall and Google Meet

Call to order: President, Jim Kennedy called the meeting to order at 1:00 P.M.

The Directors present at the meeting were: Jim Kennedy, Randy Davis, Tom Perrier, Frank Tewell, Tracy Wagner, Scott Kronshage and Tony Adams (via Google Meet).

Meeting Notice and Agenda Document was made available to the community by the required date/time.

President Jim Kennedy announced that there would be a temporary adjournment to executive session to address resident complaints and maintain the privacy of those individuals. Secretary Davis advised that no notice was given and that 72 hours was required. A discussion was held and since no other Board members objected, Davis agreed to the meeting under protest.

Meeting Minutes of 1/6/25 and 1/7/25 were approved.

### **Directors' Report**

**Scott Kronshage** (Golf Course) – Lack of consistent irrigation water continues. Working on solutions.

**Tony Adams** (Common Grounds Area, SEPO buildings) – A/C issue occurred and was resolved.

**Tom Perrier** (Streets, Irrigation & Drainage Ditches, Texas Avenue) submitted the attached update.

**Tracy Wagner** (Treasurer) submitted the attached update. Board approved all requests.

Architecture Committee (Terry Lacy) stated that this year 18 of the 20 requests to date were approved.

Report from Neighborhood Watch Coordinator (Lenore Combs)

### **Unfinished Business:**

- 1) Share Nelson reported on Covenant and Policy & Procedure changes (removal of wording) to match State Law. Board approved changes.
- 2) Beth Parrish gave an election update. All but 78 ballot packets were delivered by hand. Those 78 were mailed at a cost of \$2.19 each. All completed ballots must be in by 1pm on 2/18/25.
- 3) Water well options are still being considered.
- 4) Document shredding will be available to the community, dates to be determined. Looking to provide 2 locked 95-gallon bins that will be placed in the library. Limit of one small firebox per household. No cost to residents. More details will be coming via email.
- 5) Tony Tramel (5-year planning committee) spoke about current review of roads and potential options moving forward.

### **New Business:**

- 1) Discussion of plaques on walls in Hall. A consideration of removing the wall-hangings and transferring the historical information to the SEPO website. The discussion was tabled for further review.
- 2) A \$500 donation from SEPO to the Women's Club for their volunteer luncheon was approved.
- 3) Suggestions/complaints:

a) The printed resident directories are no longer available in the library to protect resident confidential information and avoid solicitations. They are available from Valerie by resident request and on our website.

b) Fitness room had a donation of equipment and additional monetary donations are requested. Valerie is collecting donations. Once a week, donations are reviewed and confirmed by the Treasurer and the thermometer by Valerie's office is updated.

c) It was agreed by the board, based on Sharon Nelson's statement which she read at the meeting (see attached), that the Facebook page known as "Sunshine Country Club Estates Official Group" is not sanctioned, sponsored or endorsed by SEPO or its Board of Directors. All information of the same will be removed from the SEPO website as recommended by Sharon Nelson.

d) A suggestion was made to have a "FREE" table somewhere in a common area. Discussion of idea occurred. Board decided not to pursue but did suggest residents can participate in the community wide garage sale on March 8th.

e) Suggestion was made for all restrooms to have tall toilets and grab bars. Deferred this request to the 5-year planning committee and new director of area 1.

f) Suggestion was made about library storage issues. Requestor stated on form that a discussion would be appreciated after the new director of area 1 is assigned.

4) Secretary Davis requested an assistant as is available under our rules. Davis made a motion for same and no second was made. No assistant will be provided.

The meeting was temporarily adjourned at 2:02pm to go into Executive Session.

The Executive Session was called to order and all board members were present (Adams via Google Meet).

There was a discussion of 3 resident complaints. Board members requested attorney opinions on some of the issues.

The Executive Session ended at 3:10pm and the regular Board Meeting was reconvened and called to order.

It was announced that the Executive Session did not have any information to pass along, as we are awaiting communication with legal counsel.

There being no further business to come before the Board, on motion duly made, seconded and passed, the meeting adjourned at 3:17 p.m.      Randy Davis, SEPO Board Secretary

### **Share Nelson Facebook Statement**

As the former president of SEPO and the one who interacted with Pam Adams in a Residents' Meeting held in March of 2023, I want to give my memory of that day. I remember Pam sitting near or in the front row as I looked over the gathering of residents. Beth Parrish and I had both spoken openly that it would be nice to have an alternative Facebook page where it would be confined only to known residents and restricted only to news and activities of Sunshine. We were frustrated with the back and forth opinions contained in another active Facebook site that described itself as a Sunshine Facebook group. I don't recall the absolute conversation of that day, except following something Pam had said in the Meeting, I replied, "would you like to do that?" and she "yes I would.". I said, "That would be nice." The exchange was between Pam Adams and myself, as a concerned resident and not in my official capacity as President and member of the Board. The Board did not follow up with discussion at that time or at any subsequent Board Meeting. There was never a motion made or passed involving a new Facebook site.

In my opinion, the Board has no more authorization or control of any Facebook page than it has authorization or control of the Newsletter. To the contrary, the Board does have authority and control of Communications and the Website which is currently managed by Beth Parrish. The Web site contains records and information about the community and utilizes emails for notice requirements. It is heavily restricted as to content of emails. If Beth doesn't perform as the Board believes she should, then they can dismiss her and appoint someone else to do that job.

The Board does not have authority to control or appoint an administrator for any Facebook Page.

I believe she should remove the word 'Sanctioned' from the heading of the page and remove the paragraph preceding the Goals as set forth on the site.

# Mtg. Report

Feb. 10, 2025

**Tx. Ave Gardens** - Susanne Ulrich and Bonnie Hancock, with their great group, have done an awesome job on giving the front gate gardens a new and maintenance free look. I want to recognize those that worked on this project,

in no particular order:

Ron Hancock, Debbie Gossman, Jerry Ulrich, Chris Snyder, Blaine & Lori McCurry, Larry & Brenda Jenson, Dick Boyachek, Jim Boyd, Mike Grim, Mike Dickman, Max Dabney, Bruce Borema, Lenore Combs, Pat L'Heureux, Lisa Perrier, Pat Heinerikson, Mike Ramsdell, and Lalo.

And I want to thank Pam Davis and the Women's Club for their generous donation.

They have done an awesome job, and have completed it very quickly! I will give a more complete report on costs at the next mtg.

**Birding and Nature Club Garden** - Susanne Ulrich, Debbie Gossman and Christine Snyder, are giving the garden that had the rail fencing a new look. There will be new posts installed, to which livestock panels will be attached. These will have climbing vines on them, which will give it a great look when you drive on Texas Ave. So far Pat Heinerikson has removed the old fence and Lalo will be filling in the area behind the garden with waste material from the storage area. Mike Ramsdell and crew will be installing the posts and panels.

**Streets, Irrigation and Drainage Ditches** - 26 more speed limit signs have been installed and will be adding reflective road markers on Minnesota. I have been attending the 5 yr planning committee and one of the discussions has been about our street conditions. Did a couple of surveys with Tony Trammel, and we have been pleasantly surprised that the streets are in pretty good shape. More on this next mtg.

The north drainage ditch behind Minnesota has been removed from SEPO's tax liabilities, waiting to see if we may get a refund on previous years.

**Irrigation Well** - I spoke with Tom from Harlingen Water District 1, he said don't count on getting a reliable supply of water from them. And we did the math on continuing to buy water from Harlingen and feel that's too costly. With Scott Kronshage, Jerry Weatherby and Lynn Swonger, we've been researching putting in a well to supply the needs of Sunshine Estates. Hope to have a good report at the next meeting on this.

Tom Perrier

Director Area 2

## Financial update for January 2025

I want to highlight some items from the reports that I think are noteworthy, in addition to my footnotes on the financial reports:

- 1) As mentioned in my future financial matters section last month, I completed the transfer of funds from Wells Fargo checking to RIO Bank Reserve Contingency Fund in the amount of \$13,487.81. I also transferred \$18,000.00 (not \$20,000 that I mentioned last month) from Wells Fargo checking to PNC Money Market account. I reduced the amount because I didn't want to go over the \$250,000 FDIC insured amount later in the year as interest income gets added in each month. I also started 2 brokered CDs through Wells Fargo: \$100,000 with Goldman Sachs Bank earning 4.0% and \$50,000 with Webster Bank earning 4.2%. Both brokered CDs have a 3-month term and interest will be added to our account at the end of the 3-month term.
- 2) All residents were invoiced in Jan for 2025 annual HOA fees, and we matched our budget calculation (off by 1 cent due to rounding). Valerie and I are monitoring the 20 accounts that didn't pay anything in Jan, whether it be a payment in full, a monthly payment or a quarterly payment. Our goal is to have payment arrangements made that keep the respective accounts current and not delinquent.
- 3) All residents with storage lots were invoiced in Jan. We won't tie to our budget number because there are two lots that are open (415 & 416) and there is one pull-through lot (207) that opened on Feb 1<sup>st</sup> and we only collected one month of rent so far. When I prepared the budget revenue for the storage lots back in October, I assumed 100% occupancy for a full year.
- 4) Reminder that after the board approved the 2025 budget, we approved moving the golf course improvement fees to the equity section of the balance sheet. This action was advised by our CPA. So, for 2025, there will be an unfavorable variance of \$3,250 in sales revenue for the year.

I reviewed the January financial transactions, and they all looked good. I sent financial reports to Beth, via Frank, on 02/08/25 and he sent them out to the community on 02/08/25.

Currently, if there are no questions from the board, I am asking for an official motion to approve these **preliminary** financial reports before any 2024 year-end adjustments from our CPA.

## Future Financial Matters

- 1) Our CPA is still planning to complete our 2024 tax return in the next week so I can prepare a complete and final financial report for 2024 and present it at the annual shareholders' meeting.
- 2) We are still working on reviewing our 14-page fixed asset list to determine if any assets have been disposed of and were not taken off the books. Not only will this make our list more accurate, but it will also help the 5-yr planning committee plan for future equipment purchases as our current equipment ages. My goal is to complete this project by the end of March. I want to thank Scott, Tom and Patrick for helping me with this project.
- 3) I invited our CPA, Danny, to attend our annual shareholders' meeting and give a short presentation on our financial picture. I thought it was important for our community to meet our accounting expert. I am waiting for his response to my invitation. His presentation will supplement my financial report.