SEVEN COVES ASSOCIATION, INC.
Annual Property Owner's Meeting
April 30, 2017

Quorum to open the meeting was established **YES**

Meeting called to order at 2:07 pm

Shelby Lackey, Seven Coves Independent Auditor, presented the auditor's report for 2016 business.

Seven Coves Board Members Present:
Tim Steinmuller, John Shepherd, Neil Curlee, Shelly Corso, Brandi Chapman

IMC Reps. Present:	Seven Coves Guests:
Steve Durham and Amy Lundy	Bryan Fowler-Attorney, Shelby Lackey-Auditor, Matthew Weise-Constable

Chuck Williams (from the floor) made a Motion to approve the April 10, 2016 Annual Meeting Minutes Second-Curt Juchniewicz, Unanimously approved by the members.

Chuck Williams (from the floor) made a Motion to accept the slate of the Candidates by Acclamation: Second-Curt Juchniewicz , Unanimously approved by the members.

Brandi Chapman Shelly Corso Tim Steinmuller

Neil Curlee, Treasurer presented the approved 2017 Budget.

President's Report-Tim Steinmuller (please see attachments)

a. Attachment "A" 2016 Accomplishments
b. Attachment "B" 2017 Summary of Planned Projects

Open Forum

Kenneth Cheatum talked about protesting the elevated Appraisal taxes. Another property owner inquired about the constant dirt and dust that collects on their vehicles due to the dirt company across the road from FM 830. Someone pointed out that law enforcement issued tickets to some of the dump truck drivers, pulling out from the business location. Shep suggested contacting Texas Department of Transportation for resolutions.

Recap of Items in Executive Meeting:

1. Discuss replacing the rest of the bulkhead at Birds Island Park.
2. Discuss account in arears; 2-04-042 for $4700.49.

Open Session of Meeting Adjourned at 3:01 pm

Closed Session of Executive Meeting Reconvene at 3:45 pm

Closed Session of Executive Meeting Adjourned at 4:40 pm