SEVEN COVES HOMEOWNERS' ASSOCIATION
Monthly Board Meeting Minutes
Tuesday, June 27, 2023

Regular Board Meeting called to order at 6:34 pm

Seven Coves Board Members Present:
Tim Steinmuller, Don Chronister, Larry Roberts, Tom Frost and Bill Valka.

IMC Reps. Present:
Steve Durham and Amy Lundy

President's Report given by Tim Steinmuller, President.
I'd like to thank Don Chronister for filling in for me last month, as I attended a wedding in California. Since our last meeting, we have installed a new microphone system in the clubhouse. Last Tuesday, there was a broken pipe in the pool pump room it was repaired the next day. On July 9, 2023, we had a special board meeting to appoint Tom Frost as board member. Our legal team assured us that Tom had every legal right to serve. A motion was made and seconded and passed by majority votes 4 to 1. It was suggested to have a 5-yar plan put in place. The board is working on implementing that plan for capital reserves. We are currently working on this project, and it will take time to put this into effect.

Minutes:
Approval of June Minutes. Don Chronister made a motion to approve the report and Larry Roberts second, Tim Steinmuller, Don Chronister, Larry Roberts and Tom Frost voted yes, and Bill Valka voted no.

New Business

a. Handicap rail in Clubhouse restrooms-deferred
b. Don Chronister made a motion to file suit for deed violator on act. 611130263. Larry Roberts second, unanimously approved.
c. Don Chronister made a motion to appoint Tom Frost as treasurer on the board. Larry Roberts second. Tim Steinmuller, Don Chronister, Larry Roberts voted yes and Bill Valka voted no.

Financials:
Financial Report was given by Tom Frost. Don Chronister made a motion to approve the report and Larry Roberts seconded the motion; motion passed 4:1, Bill Valka voted no.

Old Business - None

Ratification of all actions of the board since the last meeting-
a. Don Chronister made a motion to approve the variance request for a front facing garage. Bill Valka second, unanimously approved.

Regular Board Meeting adjourned at 6:47 pm.