Seven Coves Association, Inc.
Board Meeting
July 27, 2021, Tuesday, 6:30 PM
MEETING AGENDA

This is a board meeting. Members may observe but please hold all questions and comments for the open forum.

1. **Call Open Session to Order**

2. **President provides summary of** prior executive session regarding legal action, contracts, disciplinary hearings, employee matters, repayment plans and foreclosures.

2. **Review/Approval of Minutes of Last Board Meeting**

3. **Reports**
   a. Treasurer's Report
   b. President's Report
   c. Committee Reports
      -Architectural Control Committee
      -Constable's Report
   d. Manager's Report
      -Deed Violation and Marina Report

4. **New Business**
   Discuss failed bulkhead on Pleasure Lake.
   Discuss clubhouse rate increase.

5. **Old Business**
   a. Ratification of all actions of the Board since last meeting.
      1. Discuss IT services contract for remaining part of 2021.
      2. Discuss The Landing agreement.

6. Adjourn Open Meeting.

7. If needed, **Adjourn to Executive Session – to discuss;** This meeting may be adjourned at any time by the board of directors for the purposes of meeting in an executive session.

9. Reconvene Open Session-To consider and take any necessary action with respect to any matters considered in executive session.

10. Adjournment.

11. **Open Forum**. During open forum, each attendee may address the board for up to three minutes. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address matters during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

SEVEN COVES HOMEOWNERS ASSOCIATION
Monthly Board Meeting
Tuesday, June 29, 2021

Regular Board Meeting called to order at 6:30 pm

Seven Coves Board Members Present:
Tim Steinmuller, Kevin Lacy, Don Chronister, Mike McLaughlin, & Peggy Dentler

IMC Reps. Present:
Steve Durham & Amy Lundy

Minutes:
Approval of May Minutes: Don Chronister made a motion to approve and Kevin Lacy second, unanimously approved.

Financials:
Financial Report was given by Kevin Lacy. Don Chronister made a motion to approve the report and Mike McLaughlin second, unanimously approved.

President's Report given by Tim Steinmuller, President:
We are almost back to normal for not having to wear masks. HOA Board Members were elected during last month's meeting. Members re-elected were Kevin Lacy and Tim Steinmuller and new member Peggy Dentler. We thank Wayne Farrar for serving in the open position to term. Insurance adjuster is progressing with claim for the roofs on the clubhouse, pool area, gazebo, and office. The clubhouse remodel will take place starting July 5, 2021, through the end of August, 2021. The clubhouse will be closed to the public during this time. The pool is open again. It was closed due to high acidic level needing to be cleared. Do not forget to pick up your 2021 parking permits.

New Business
Don Chronister made a motion to elect officer positions: Tim Steinmuller-President, Don Chronister-Vice President, Kevin Lacy-Treasurer, Mike Mclaughlin Asst. Treasurer and Peggy Dentler-Secretary. Mike McLaughlin second, unanimously approved.
Don Chronister made a motion to remove board member, Neil Curlee as signor from any and all Compass Bank accounts. Also, add Peggy Dentler as signor for any and all Compass bank accounts. Kevin Lacy second, unanimously approved.
Kevin Lacy made a motion to accept bid for $8281.13 to fill dirt in low spots for Bird Island Park and greenbelts. Don Chronister second, unanimously approved.
Kevin Lacy made a motion to terminate our contract with IguanaNet. Don Chronister second, unanimously approved.
Don Chronister made a motion to accept Alamo Lawn's bid for increased number of mowing to take immediate effect. Mike McLaughlin second, unanimously approved.

Old Business
Mike McLaughlin made a motion to ratify all action taken by the board since the last board meeting concerning playground mulched, granting 2 variances and legal action approved for breach of agreement. Kevin Lacy second, unanimously approved.

Regular Board Meeting adjourned at 7:19 pm

Open Forum:
Discussed the pool's recent issue with high acid level and the number of visitors in the pool area. Discussed Wave's policy for using their pool. Homeowner asked for consideration to adding a ramp to dock 2. Discussed HOA paying for mowing vacant lots and how garbage services balance the cost out.

Peggy Dimtlii
Secretary

6.29.21
Date

Seven Coves Financial Report – End of June 2021 (6 months actuals = 50% of year)

Prepared by Seven Coves Treasurer – Kevin Lacy June July 27, 2021

Income Summary

		6 mo Actuals	12 mo Budget	% Tot Rev	12 mo FC	Fc vs Budget
Revenues	Res Assmts	$384,413	$388,900	43%	$384,400	0.99
	Comm Assmts	$68,395	$68,430	8%	$68,400	1.00
	Subtotal	$452,808	$457,330	51%	$452,800	0.99
Misc Inc	Fees	$21,106	$37,500	4%	$37,500	1.00
	Franchise	$22,194	$17,500	2%	$22,200	1.27
	Landing	$0	$7,000	1%	$10,000	1.43
	Subtotal	$43,300	$62,000	7%	$69,700	1.12
Rental Inc	Marina	$192,000	$320,000	36%	$330,000	1.03
	Clubhouse	$7,500	$25,000	3%	$25,000	1.00
	Trailer Lot	$25,500	$30,000	3%	$30,000	1.00
	Subtotal	$225,000	$375,000	42%	$385,000	1.03
Total Rev		$721,108	$894,330	100%	$907,500	1.01

Major Expense Summary

		6 mo Actual	12 mo Budget	% Tot Exp	12 mo FC	Fc vs Budget
Maj Exp	Trash Serv	$77,060	$150,000	18%	$150,000	1.00
	IMC Services	$58,540	$117,000	14%	$117,000	1.00
	Depreciation	$44,540	$108,000	13%	$108,000	1.00
	Insurance	$90,200	$90,000	11%	$90,200	1.00
	Mow & Landscape	$40,540	$65,000	8%	$65,000	1.00
	Subtotal	**$310,880**	**$530,000**	**62%**	**$530,200**	**1.00**
	Courtesy Patrol	$23,800	$56,400	7%	$56,400	1.00
	Marina Maint	$34,000	$50,400	6%	$50,400	1.00
	SJRA Fee	$15,060	$32,000	4%	$36,000	1.13
	Utilities	$14,100	$27,000	3%	$23,500	0.87
	Dock Loan Int	$7,600	$18,000	2%	$17,500	0.97
	Subtotal	**$94,560**	**$183,800**	**22%**	**$183,800**	**1.00**

Remaining Expense Summary

	6 mo Actual	12 mo Budget	% Tot Exp	12 mo FC	Fc vs Budget
Clubhouse Maint	$1,340	$10,000	1.2%	$10,000	1.00
Attorney Fees	$11,600	$20,000	2.3%	$20,000	1.00
Security System	$7,300	$12,000	1.4%	$12,000	1.00
Pool Monitors	$2,260	$18,000	2.1%	$18,000	1.00
Pool Cleaning	$4,220	$10,000	1.2%	$10,000	1.00
Property Taxes	$0	$3,800	0.4%	$3,800	1.00
Accounting Serv	$0	$9,000	1.1%	$9,000	1.00
Gen Expense	$7,600	$9,000	1.1%	$9,000	1.00
Clubhouse Cleaning	$2,230	$5,000	0.6%	$5,000	1.00
Phone Internet	$2,100	$4,000	0.5%	$4,000	1.00
Subtotal	$38,650	$100,800	11.8%	$100,800	1.00
Credit Card Fees	$2,380	$5,500	0.6%	$6,000	1.09
Advertising	$1,800	$4,000	0.5%	$4,000	1.00
Postage	$6,100	$5,000	0.6%	$7,000	1.40
Member Relations	$0	$3,000	0.4%	$3,000	1.00
Office Supplies	$1,890	$3,700	0.4%	$3,700	1.00
Office Maint	$1,040	$1,500	0.2%	$1,500	1.00
Event Coord	$300	$2,000	0.2%	$2,000	1.00
Pool Maint	$1,900	$4,000	0.5%	$4,000	1.00
Trailer Lot Maint	$250	$1,000	0.1%	$1,000	1.00
Vehicle Maint	$1,000	$2,000	0.2%	$2,000	1.00
Lighthouse Maint	-$700	$1,000	0.1%	$1,000	1.00
ACC Inspectors	$2,400	$2,500	0.3%	$4,000	1.60
Pest Control	$190	$500	0.1%	$500	1.00
Tennis Ct Maint	$45	$1,000	0.1%	$1,000	1.00
Playground Maint	$0	$2,000	0.2%	$2,000	1.00
Subtotal	$18,595	$38,700	4.5%	$42,700	1.10
Total Expense	$462,685	$853,300		$857,500	1.00

Summary – In 2021 we will be showing the revenues as they are collected instead of prorating them on a monthly basis. This will allow a better picture of likely revenue and give us better ability to judge how much unplanned expense we can incur should significant repairs or replacements develop. Through six months there are no extra ordinary issues other than February storm damage to the marina and the storm damages to several roofs of our facilities – approximately $50,000. The budget to forecast comparison shows we are on track to cover all these unforeseen expenses. Revenues to expenses show a positive amount of $50,000 for our reserve accounts as was planned.

July 2021, newsletter from the President
By Tim Steinmuller

I trust that your 4th of July was a fun and safe weekend. The golf cart parade looked like it was a well attended event this year. Great seeing so many members of the community get together. Makes me appreciate living in a community like ours with the friendly people and great views of the lake.

We are still awaiting some additional information from the insurance adjuster about the roofs on some of our buildings. Some look like they will need replacement, but some might be able to be repaired. More information will follow as we get it.

Work is progressing on the clubhouse remodel. Demolition is ongoing and floors are being demolished and walls are being torn down. The clubhouse is scheduled to be closed for all of July and August until construction is completed. That being said as we talked about in last month's HOA meeting, we will be having the July meeting at our management companies' office located at 3500 West Davis Street, Suite 190, in Conroe. The first 12 members that show up may attend the meeting. We will also broadcast the meetings for those who do not attend in person. We will email that information out. We don't know at this point whether we will be able to have the August meeting in the clubhouse or not, but we will update you once we know.

Finally, just a reminder that if you have not picked them up yet, parking passes are available in the office and pool passes can be picked up at the pool.

Until next month,
Tim Steinmuller
President Seven Coves HOA.

CONSTABLE'S ACTIVITY REPORT
FOR
SEVEN COVES

Dates: June 15 thru July 12

Calls		18
Arrests		0
Citations		0
Warnings		27
Reports		1
Suspicious Person Vehicle		1
Total Activity		47

Deed Violation Report
July 27, 2021

Violations-Categorized (Percentage)

11 Vehicle Parking: trailers, boats, atvs, etc. stored in yard/driveway.
4 Unsightly: Trash/misc. items stored in driveway/yard.
7 Yard Maintenance: mowing, edging, weeding, and/or pruning.
2 Signs: Political, advertisement.
17 Garbage and/or Recycle cans.

Violations-Activity

43 Closed: Violation Cured
8 New: first notice
1 2nd Letter not cured.

July 27, 2021

MARINA REPORT

		AVAILABLE	VACANT	TM	LM
DOCK #1	**COVERED**	36	5	86%	94%
	UNCOVERED	30	10	66%	70%
	TOTAL	66	15	77%	
DOCK #2	**COVERED**	54	3	94%	100%
DOCK #3	**COVERED**	60	10	83%	86%
DOCK #4	**COVERED**	28	5	82%	89%
	UNCOVERED	48	5	89%	89%
	TOTAL	76	10	89%	
OVERALL	**COVERED**	178	23	87%	92%
	UNCOVERED	78	15	80%	82%
	TOTAL	256	38	85%	