Executive Agenda

Tuesday, November 26, 2019 5:00 PM

1. Discuss what color parking stickers/passes to purchase for residents and condo regimes.
2. Discuss temporary/permanent maintenance position.
3. Review of Web-site progress
4. Review of proposed 2020 Operating Budget.
5. Discuss fencing around trailer lot area.

Notice of Regular Board Meeting

Tuesday, November 26, 2019

Notice is hereby given to the Members of Seven Coves Association, Inc., that the Board of Directors calls a regular meeting of Directors to be held on Tuesday, November 26, 2019 at 6:30 P.M. The meeting will be held in the Seven Coves Association, Inc. clubhouse to consider and act upon the following agenda.

I. Executive Board Meeting (Closed Meeting)
II. Meeting Called to Order (Open Meeting)
III. Approval of Minutes
IV. Approval of Financial Report– Neil Curlee
V. President's Report-Tim Steinmuller
VI. Reports

   A. Deed Restrictions - Steve Durham/Amy Lundy
   B. Security Report – Donald Chronister
   C. ACC Report – Robert Yetter
   D. Marina Occupancy-Amy Lundy

VII. Open Forum

VIII. Presentation given by Neil Curlee re: MUD #2

IX. Adjournment of Regular Meeting
This meeting could adjourn to an executive meeting on any topic.

X. Reconvene

XI. Adjourn

SEVEN COVES HOMEOWNERS ASSOCIATION
Monthly Board Meeting
Tuesday, October 29, 2019

Regular Meeting called to order at 6:31 pm

Seven Coves Board Members Present:
Tim Steinmuller, Shelly Corso, Neil Curlee, Kevin Lacy, and Don Chronister

IMC Reps. Present:
Steve Durham

Approval of September Minutes: Motion-Kevin, Second-Don, unanimously approved.

September Financial Report was given by Neil. Motion to approve the report-Don, Second-Kevin, unanimously approved.

President's Report was given by Tim Steinmuller, President:

We'd like to thank Shelly and all the volunteers who helped pull off another successful fun BBQ cookoff. Thank you to the constables for visiting in September's meeting and giving an informative presentation for our residents. Tonight, we will decide on a bid for the pool resurfacing project. The pool will be closed for approximately a month. Construction should begin at the beginning of November 2019. Our treasurer, Neil Curlee will give a quarterly report on the financials, giving more detail about where our HOA is financially. Kevin Lacy is giving a presentation about Lake Conroe Association and addressing the matter of lowering the lake level and talk about other aspects of what they're involved with. Lastly, Thursday is Halloween, there will be lots of kiddos out walking and running around, please exercise caution while driving through or around the neighborhood, so everyone enjoys a safe and happy experience.

Open Session
Kevin Lacy gave a presentation on Lake Conroe Association regarding one of the most important matters that have taken place after Hurricane Harvey flooding and what preparation that is taking place to prevent future flooding by lowering lake levels and dredging that will be completed in December 2019. November 13, 2019, Lake Conroe Assoc. will be meeting with SJRA regarding the negative impact of lake lowering.

Our maintenance, Phil Kuhn has been very ill and hospitalized and is in steady condition and recovering slowly, we continue to keep him in our thoughts and prayers.

Neil made a motion to deny payment for boat repairs to tenant and Shelly second, motion passed unanimously.

Recap in Executive Session: Met with marina tenant regarding damages due to his boat that sanked.

Closed Session of Executive Meeting called to order at 5:05 pm

Closed Session of Executive Meeting adjourned at 6:15 pm

Open Session of Regular Meeting called to order at 6:30 pm

Open Session of Regular Meeting adjourned at 7:07 pm

Reopened Session of Executive Meeting 7:12 pm
Closed Reopened Session of Executive Meeting 7:17 pm

OCTOBER FINANCIALS

See the results as detailed on the Financial Reports for October

BALANCE SHEET	**2018**	**2019**
TOTAL ASSETS	**$1,378,795.77**	**$2,139,858.70**
TOTAL LIABILITIES	$504,164.98	$1,039,679.28
TOTAL EQUITY	$874,630.79	$1,100,179.42
	$1,378,795.77	**$2, 139,858,70**

	2018	**2019**	
OPERATING ACCOUNT	**$173,237**	**$234,327**	
DOCK #2 RESERVES	**$142,613**	**N/A**	
PROJECT RESERVE	**$149,096**	**$173,336**	
ASSETS REPLACEMENT	**$52,767**	**$58,041**	
	$517,713	**$465,704**	
	($142,613)	**-0-**	
	$375,100	**$465,704**	**+ $90,604**

PRE-PAID 2020 MEMBER DUES = $58,467.56

Y.T.D. Operations are consistent with the necessary expenditures for the Pool remodel and electrical infrastructure repairs. Rental Income is down $47,300 from L.Y., mostly from rental credits to supplement tenant loss of watercraft use that resulted from the August storm damage to Dock one and three. While these credits are behind us now, the effect on rental income will linger throughout the year. During November and December, expenditures will remain heavy as we pay for completion of the pool and power issues in the Marina.

November newsletter from the President,
By Tim Steinmuller

Well another year has flown by, this will be the last newsletter and HOA meeting for the year. As I stated in the last newsletter at last month's board meeting, we made a decision on a contractor to remodel and repair the pool. The contact was awarded to Houston Recreational Services. The work was delayed a week but now work is progressing. Completion is still probably three weeks away, there is lots to do. When completed it should serve our subdivision for many years into the future.

In this month's meeting, a MUD district representative will be here to give a presentation and answer any questions our residents might have about the MUD district in our subdivision.

There's been some electrical issues in the marina. We are having work done on dock four and some more needed work was recently discovered that needs to be addressed on dock four. Also, lighting is an issue at the marina parking lot, we are trying to determine what the issues are and get them repaired. Much of the equipment is old and need replacing more than just the bulb.

In closing, as we approach the holidays, I feel incredible blessed to live in this great community and I hope that you have a great Thanksgiving. Looking forward to getting on the golf cart and view some of the great Christmas lights that are put up each year by our residents. In closing let me wish you a Very Merry Christmas and a Happy New Year.

Until next year,
Tim Steinmuller
President Seven Coves HOA

Deed Violation Report
November 26, 2019

Violations-Categorized

18 Violations

33%	Yard Maintenance; mowing, edging, weeding, pruning bushes/trees.
39%	Vehicle Parking: trailers, boats, atvs, etc. stored in yard or driveway.
11%	Unsightly: Misc. items, mold growing, general appearance of yard.
6%	Fencing: Rotten/missing boards/pickets, maintenance, repairs.

Violations-Activity

61%	Closed: Violation Cured
6%	Escalated: Violation not cured with initial notice
17%	New: first notice
17%	Re-open: Violation(s) cured and closed then violation repeated

Montgomery County Pct. #1 Constables Department

Patrol Data: October 2019-November 2019

Citations 2

Warnings 4

Suspicious Person/Vehicle 4

Calls 1

11-26-2019

MARINA REPORT

		AVAILABLE	VACANT	T. M.	L. M.
DOCK #1	COVERED	36	3	92%	92%
	UNCOVERED	30	10	67%	67%
	TOTAL	66	13	80%	80%
DOCK #2	COVERED	54	7	87%	87%
DOCK #3	COVERED	60	9	85%	85%
DOCK #4	COVERED	28	6	79%	79%
	UNCOVERED	48	5	90%	90%
	TOTAL	76	11	86%	86%
OVERALL	COVERED	178	25	86%	86%
	UNCOVERED	78	15	82%	81%
	TOTAL	256	40	84%	85%

Seven Coves Homeowners Monthly Meeting – November 26, 2019

Monthly Topic – Montgomery County Utility District #2 (MUD#2) Overview and Q&A

MUD #2 like other Texas MUD's are state regulated public entities governed by an elected Board

MUD's are legally able to provide a wide range of services as needed by residents – MUD #2 provides drinking water, sewer treatment, and drainage for Seven Coves and Harbor Town – Includes Condos

Board members are elected every two years and of the existing five Board Members two are from Harbor Town and three are from Seven Coves.

Primary facilities are the sewer treatment plant on FM 830 just before the Seven Coves entrance, the water well, water treatment, and storage tank plant on Lake Shore Drive, three sewer lift stations, and the water, sewer, and drainage distribution system that runs throughout the two subdivisions.

MUD #2 has no permanent staff or offices to keep costs to a minimum and like smaller MUD's it contracts for Operations, Engineering, Accounting, Legal etc. The Board meets monthly, the last Friday of the month, to review operations, approve repair costs, and review the annual budget and costs.

MUD#2 has three water supply wells and pays a fee to the SJRA and Lone Star Conservation District for the water pumped. These fees make up the majority of your monthly bill and are volume based.

Residents that are provided services pay an annual tax assessment based upon property tax values for the retirement of debt that was used to build the facilities, to pay the majority of the operating costs other than water supply fees, and to provide revenue used to pay for new facilities and fund the emergency reserve. Annual repairs cost approximately $300,000 out of a $1,000,000 budget.

The annual budget is typically constructed to "break even" but leave some room for unexpected and unusual repairs. The water and sewer rates and tax rates are reviewed annually to ensure a balanced budget and allow for funding for major future replacements – ie water wells, large tanks, sewer treatment plant,etc. Water and sewer line replacement is the biggest annual repair cost.