Seven Coves Association, Inc.
Monthly Board Meeting Minutes
Tuesday, March 25th, 2025,
Seven Coves Clubhouse

Call to order: 5:15pm Don Chronister called the meeting to order and immediately recessed into Executive Session. Executive Session adjourned at 5:43pm.

Seven Coves Board Members Present:
Don Chronister, President
John Shepherd, Vice President
Larry Roberts, Secretary
Tim Steinmuller, Treasurer
Dan Rogers, Assistant Treasurer

IMC Representative Present:
Susan Hamelin, Community Association Manager and Tammy Perry with IMC

Reconvene Open Session – Don Chronister reconvened Open Session at 6:33pm.

Executive Session Summary – Don Chronister summarized topics discussed in Executive Session

President's Welcome – Given by Don Chronister, President

Minutes – November 2024 Meeting Minutes were approved by The Board via-email on 2/24/2025.

Financials – Tim Steinmuller presented the financial reports

Committee Reports

- Architectural Control Committee – Robert Yetter gave report.
- Manager Reports by Susan Hamelin
    - Deed Restriction Violations
    - Marina Occupancy Report
    - Clubhouse and Marina Inquiries

New Business

- Amending the Collection Policy to reflect Late Fees increase to $50. Monthly.
- Marina Docks homeowner request adding ladders. **Motion was made to deny ladders on docks passed unopposed**
- Purchasing new chairs for Clubhouse. **Motion was made to purchase new chairs for the Clubhouse passed unopposed.**
- Upcoming Community Garage sale. **Motion was made to approve the Month of May 17, 2025, for the Community Garage Sale passed unopposed.**
- Meet and Greet candidates for the upcoming election, Robert Medina, Tim Steinmuller, and Larry Roberts.

Old Business (None)

Actions Taken Between Meetings

- Motion was made for the new Insurance quote $71,378.
- Motion was made for the Contactor Alkema Const. to replace the siding on the pool house.
- Motion was made in changing signs in the subdivision with Sign City.
- Motion was made to increase the transfer fees of new homeowners, from $50. To $350.
- Motion was made to change out 10 lockers in Marina Docks 3 and 4.
- Motion was made to have Playground Solution to install new mulch in playground area.
- Motion was made for Alamo to add a drain from the pool area to the lake.
- Motion was made for TexCain to pressure clean and paint the clubhouse deck.

Adjournment: Don Chronister adjourned the meeting at 6:52pm

Open Forum: Property owners were given time to ask questions and share comments with the Board. Meeting closes at 7:00pm