Seven Coves Association, Inc.
Monthly Board Meeting Minutes
Tuesday July 29, 2025
Seven Coves Clubhouse

Call to order: 5:03pm Don Chronister called the meeting to order and immediately recessed into Executive Session. Executive Session adjourned at 5:51pm.

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

Seven Coves Board Member Absent: Robert Medina

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

Reconvene Open Session – Don Chronister reconvened Open Session at 6:30pm.

Executive Session Summary – Don Chronister reported that four accounts will be referred to legal counsel for correction and further action.

President's Welcome – Given by Don Chronister, President

Minutes – March 2025 Meeting Minutes were approved by The Board via-email on 6/20/2025.

Financials – Dan Rogers presented the financial reports during the meeting.

Audit Report Approval: - Motion was made by Dan Rogers to approve the CPA 2024 Audit Report. The motion was seconded by Larry Roberts and passed unopposed.

Committee Reports

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

New Business:

- The parking stripes near the clubhouse will be repainted.
- Two pool cracks have been temporarily repaired; a full resurfacing of the pool to be scheduled for October.

Old Business (None)

Actions Taken Between Meetings (None)

Adjournment: Don Chronister adjourned the meeting at 6:50pm Next Meeting October 28, 2025.

Open Forum: Property owners were given time to ask questions and share comments with the Board.
Meeting closes at 7:05pm