Seven Coves Association, Inc.

Special Executive Session-Minutes

Tuesday, February 10, 2026
Seven Coves Clubhouse

1. Call to Order 10:30 am

2. Roll Call / Confirmation of Quorum established

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

   Member Absent: Robert Medina

   IMC Representative: Susan Hamelin

3. **Recess into Executive Session** (Board members and Homeowner only

4. **Executive Session Summary** – Don Chronister Reported

   - The Board reviewed the ACC application submitted on 11/06/2025 for a fence to be constructed on the property line. The application was approved as submitted for construction on the property line only.
   - The homeowner subsequently submitted documentation requesting a variance to extend the fence into the Greenbelt (HOA common area). The Board reviewed the variance request and denied it on 12/23/2025.
   - At the homeowner's request, an Executive Session meeting was held on 02/10/2026 to allow the homeowner to present additional information and plead his case.

Board has voted to deny the variance request. Greenbelt is HOA common property, and improvements or encroachments into this area are not permitted under the Association's governing documents.

Meeting Adjournment 10:40am