

# **Silver Cup Board of Directors Meeting**

## **July 26<sup>th</sup>, 2006**

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### **CALL TO ORDER:**

At 1912 hours the meeting was called to order. The board members present were:

**Matt Ritter -Treasurer**  
**Eric Treworgy – Vice President**  
**Nancy Baggott - Secretary**

In addition over 11 homeowners representing SCHOA were present for this meeting.

The Vice President of the Board, Eric, asked the Homeowners present for introductions and introduced the board members.

### **TESTIMONY FOR HOA's IN VIOLATION OF ARC GUIDELINES:**

From 1925 hours forward to 2100 hours the BOD and residents in attendance voiced many opinions regarding the current ARC Guidelines, their enforceability and the petition that was solicited by the owners of Lot 3. Many persons present voiced varied interpretations of what a wading pool was by definition. In the end it was agreed that each HOA currently in SCHOA should be provided the opportunity to recommend changes to the ARC Guidelines and the Board agreed. ARMI was to send out the current HOA guidelines and get survey input from all concerning any recommended changes. At 2021 a member of the SCHOA recommended we table the fines and determine if the ARC guidelines are enforceable.

At 2109 Eric recommended that fines against 7348 Iron Bit Drive be tabled, Nancy seconded, the motion was passed.

Eric recommended fines against 7438 Silver Cup Drive be tabled, Nancy seconded and the motion was passed

### **MINUTES FROM PREVIOUS MEETING:**

The previous minutes were corrected and approved.

### **FINANCIAL REPORT:**

The Treasurer presented information regarding the new 2007 Budget. The dues will increase due to trash pickup and costs associated with the maintenance of the common areas. The trash removal will increase from \$16.00 a month per household to \$19.00 a month in 2007. This is a projection based upon the cost of fuel and the cost to dump the trash at the Fauquier Land Fill. The costs were increased from \$39.00 per ton to \$45.00 per ton. Basically the cost will go from \$10,560 to \$12,540 per year. This includes two pickups weekly, with the container being provided by the company. Other associations in our area who have not maintained association billing are paying between \$22.00 to \$27.00 a month for the same two pickups because of individual billings and collections. There have been no increases due to fuel costs in 2006.

In addition the cost of the grounds maintenance will increase due to fuel and overall maintenance charges. The Treasurer estimated an increase of 20%. He further elaborated upon the process of soliciting bids through ARMI and the information he obtained through direct discussions with the current companies providing the service. The overall increase will be from \$472.50 per year per home to \$600.00 per year per home. Additionally the Treasurer explained as well did ARMI for the increase in management fees to \$197.50 per month, and that these fees are current within the market for the services that are provided. The previous monthly charge was \$114.00 per month.

The Board is to prepare a letter mailing to all the residents explaining the increase in dues and requesting their support.

#### **ARCHITECTURAL CONTROL COMMITTEE REPORT:**

There were 23 requests for ARB approval, and only 3 were denied. The question regarding the easement for Lot 40 and 39 was discussed, but since the residents were not able to be present, the discussion was tabled until the next scheduled meeting.

#### **OLD BUSINESS:**

At the last meeting Dalie requested there be better landscaping at the Silver Cup Estate sign. Mr Webb from SYG requested input from the homeowners. The Board has received a budget request for \$815.00, which is not included in the 2007 budget. This cost is for the plants and trees as the work will be done voluntarily by the homeowners.

Nancy reviewed the progress of the bike trail. She requested homeowner involvement, as the Board did not feel the trail costs would be worth its benefit.

Lot 47 requested the Board contact Conner's (Our Landscape Company) as the mowing is not what they expect and there are too many piles of cut grass in the common area. The Board has recommended that any homeowner with a concern needs to contact ARMI via phone, email, or fax and inform them of any discrepancies.

Landscape Information: We reviewed the Conner's Landscape services to date. They have mowed the common areas 11 times. We are requesting Connors weed-whack around the drainage ditch and fences abutting the common area. In addition, we need to request Conner's use the easement between lots 39 and 40 for access to that common area.

#### **QUESTIONS AND COMMENTS:**

The board noted we have still not gotten around to updating the SCHOA directory. We will readdress this at the next meeting.

#### **NEW BUSINESS:**

Rich Holland provided the latest statistics for posting to the SCHOA Web Page. As always the web address is <http://www.spikenet.org/sceha/> and the latest approved minutes as well as special announcements are available to inform all homeowners. Rich Holland provides this web service to the SCHOA at not charge. His time and efforts are greatly appreciated in keeping this community informed.

**A homeowner recommended before the builder (SYG) be released from bond that the Board contact the county for erosion control issues and report dead trees in the common areas to ARMI. We need to fix the problems. The Board requests any homeowners with any maintenance issues contact ARMI.**

**Any additional New Business was overcome by events of this meeting and is being held until the September 12, meeting.**

**Matt Ritter resigned as Treasurer of the SCHOA effective immediately. The SCHOA Board asked for any recommendations and solicited the homeowners present. Liz Cloutier was recommended, the SCHOA voted and the majority approved her three-year assignment to the Board of Directors**

**MEETING ADJOURNED:**

**At 2215 hours the SCHOA Board meeting was adjourned. Eric presented the motion and it was seconded by Matt and carried by BOD.**

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**If you would like to contact the Board Members, please send an e-mail to [Silver Cup HOA silvercup\\_hoa@yahoo.com](mailto:silvercup_hoa@yahoo.com)**

Web Designed and Maintained by [Rich Holland rholland4@verizon.net](mailto:rholland4@verizon.net)

Date Page Last Updated: