

# **Silver Cup HOA Board of Directors Meeting**

## **February 7<sup>th</sup>, 2007**

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### **CALL TO ORDER:**

At 1903 hours the meeting was called to order. The board members present were:

Randy Anderson - President  
Nancy Baggott -Treasurer  
Eric Treworgy – Vice President  
Steve Toske – Member at Large

Kitten Pinsley – ACC Member

Four homeowners from SCHOA were present for this meeting representing Lots 47, 29, 44 and 32.

Documents prepared by ARMI for the BOD were the SCHOA Communications Log, the 2007 Budget, Income and Expense Ledger, Dues Summary, plus transaction detail by account.

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

Minutes from September 12, 2006 were amended and approved.

### **HEAR FROM VISITORS:**

The President of Board asked the visiting members for any comments: A homeowner asked if anything could be done about the basketball hoop in the street on Iron Bit Drive. It has been accidentally hit by vehicles and poses a traffic nuisance. One Board member recommended we contact the Sheriff's Office, as the roads are public. However, it was pointed out that the roads are still being administered by SYG as they are not off bond as yet. ARMI indicated we could take the homeowner to court if we wanted to pursue it that far. A Board member indicated they would contact the homeowner personally and voice the concerns of the Association and request they remove it to their driveway. In addition another homeowner brought up the bike trail and wanted to know where we are in the process. Mr. Atherton and the County are holding up the bike trail. Something will begin to happen in the Spring as far as construction. Also, another homeowner brought up the issue of the two vinyl sheds in the rear of a homeowner's yard on Iron Bit Drive. ARMI has sent letters to the homeowner without response. The issue will be reviewed during the next meeting in March. In addition there are currently 10 homeowners 20% of SCHOA who are delinquent in paying the first installment of dues. ARMI to send letters and issue late fees accordingly.

### **FINANCIAL REPORT:**

Financial Report from Treasurer indicated a budget was passed for the SCHOA for \$27,287.15, which is 100% of the 2007 annual homeowner dues. Any reserve, which is approximately \$4,000, is being carried over from previous years and the favorable balance left for us by SYG. A board member quickly pointed out that a reserve must be establish to allow for unexpected repairs and the dredging of the storm water runoff drains located near the front sign of Silver Cup. Unless the association will increase the dues to properly care for the SCHOA expenses like the ground maintenance, there are no funds allocated for weed and feed, replacement of dead or diseased trees, proper care of existing trees

or shrubs and the planting of new seed. The treasurer will develop a new budget for 2008, and petition the HOA for a reasonable increase to care for the 7 acres of common land in SCHOA and any other expenses determined by the association to be of interest.

## **ARCHITECTURAL CONTROL COMMITTEE REPORT**

Representing the ACC was Kitten Pinsley. She reported that no requests have been approved or disapproved by her during this period. She does expect Spring to be quite busy. ARMI will ensure all ACC Members receive any requests, as ARMI stated one request did come in, was sent out and was approved during this last period.

### **OLD BUSINESS:**

The Due Process Procedures was accepted and signed by the board members at the last meeting. ARMI could not locate the signed copy so another was produced and the four members present did sign and accept the procedures.

Landscape Information: We reviewed the Conner's Landscape services to date. We received one bid for landscaping of the common area. The contract was not acceptable to the SCHOA Board members and was thereby rejected. The Treasurer will meet with Conners to discuss options and renew the contract. The Board is looking to improve services and cut or maintain costs.

During 2006 and after the last meeting in September the Board took opportunities to gather and discuss all the proposed changes and recommendations of the ACC Guidelines. The Board took this time to review the changes already agreed upon, and completed a line by line audit of recommended changes to the ACC. The items reviewed for potential modification or changes were:

Page 1 The ACC

Page 5 Antennas

Page 5 Basketball Backboards

Page 6 Decks

Page 7 Fences

Page 8 Parking

Page 10 Storage Sheds

Page 10 Swimming Pools

Page 10 Window Treatments

It was approved by the Board and will be published and sent to the Association. ARMI will work to ensure all new homeowners receive copies of all documents in escrow.

### **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. The Board requests any homeowners with any maintenance issues contact ARMI. The Board requested ARMI send out in the news letter a reminder to all homeowners to note any dead or diseased trees and notify ARMI. ARMI stated the County has been notified to contact ARMI before SYG is removed from bond.

Two Board Member seats are up for election in 2007. ARI to announce and ask for any nominations.

Nancy to meet with Conners and review the Ground Maintenance Contract and determine if we can improve maintenance and cut costs.

SYG is expected to install the bike trail in the Spring.

Next SCHOA Board meeting will be in March. The Board requested ARI contact Marie Finelli and the ACC Board members as a reminder for the meeting by phone.

**QUESTIONS AND COMMENTS:**

None

**MEETING ADJOURNED:**

At 2111 hours the SCHOA Board meeting was adjourned.

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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)**