

Silver Cup Estates HOA Board of Directors Meeting May 1st, 2008

CALL TO ORDER:

At 7:35 PM hours the meeting was called to order. The board members present were:

John Capponi	- President
Andy Acres	- Vice President
Michelle Heflin	- Treasurer
Rich Holland	- Secretary
Liz Cloutier	- Member at Large

ACC Member(s) Present: Marie Finelli

Approximately 16 homeowners from SCHOA were present (including board members) for this meeting representing Lots: 1, 3, 4, 5, 11, 13, 17, 24, 27, 29, 32, 33, 47, and 54. Others may have been present but did not sign in.

Financial Report:

Treasurer, Michelle Heflin reported:

- a. There were still 3 homeowners that are not up to date on their HOA dues for this year. She also reported that all the past dues from previous years had been paid.
- b. There is currently a balance of \$18,261.24. As of this date, no grounds maintenance fees have yet to be dispensed and trash removal expenses are paid up to the end of April.
- c. It was further reported that according to the HOA By-Laws, an annual audit of the records has to be conducted annually. She is still researching to find someone who can do the audit, but currently the bids range from \$1,000.00 per year for a two year contract and one for \$1,500.00 for a one year contract. ARMI is trying to find out if the cost will include the yearly tax return.
- d. A motion by the president carried unanimously allowing the treasurer to move forward on signing a contract not to exceed \$2,500.00 to conduct the audits.
- e. The board agreed to investigate to see if the association's By-Laws can be amended to reflect an audit of other than every year. The matter will be taken up at the next board meeting.

Architectural Control Committee:

Marie Finelli reported there are two requests currently under review and one request that had been approved since the last meeting.

MINUTES FROM PREVIOUS MEETING:

Minutes from March 20th, 2008 were read and approved as is.

Old Business:

Storm Drainage Ditch behind Lot 11:

- a. The homeowner previously asked the board to approve funding to have a contractor come in and clean out the Storm Drainage area of trash. The homeowners, along with others in that area, stated the trash is coming from the storm drains along Iron Bit Drive and end up in her back yard Storm Management Area. They do not believe it is their responsibility since it is not their trash. Some indicated that some of the trash was the result of Little "E" not doing a good job in picking up the trash. There is a similar problem behind lots 4 and 5, but that homeowner, who was present, didn't think it should be the HOA's responsibility to clean up the area behind his home or behind Lot 11 since it was private property with a utility easement.
- b. Fred, from ARMI, said that VDOT has a responsibility to clean storm management area, twice a year, but only if there is a problem with drainage. No one at the meeting could recall them ever coming out to clean the area.
- c. At the end of the discussion the president moved and the board unanimously approved \$50.00 to clean the area behind lot 11 twice a year for a total of \$100.00

Trash Service:

- a. There is still some concern from a few homeowners present as to the quality of service that "Little E" is giving the HOA.
- b. Another homeowner asked the board how many homeowners in the HOA made complaints. The president referred the homeowner to the telephone log that ARMI maintains on all calls from homeowners. The president went on to say that every time there is a complaint, "Little E" is notified.
- c. The president reminded the homeowners present that the majority of the HOA did not approve an increase in dues. A subsequent commitment in a prior meeting to try to get the homeowners to give an additional \$50.00 in order to keep Culpepper Trash Service failed. "Little E's" contract will save the association over \$4,500. a year. The president proposed the following options for the future:
 1. If any homeowner is dissatisfied with the trash service provided, they can contract with Culpepper trash individually. 5 members of the Community already do.
 2. Get 28 signatures (HOA Simple Majority) to cancel the Little E contract with the understanding that they will each have to contract Culpepper trash service and pay for it themselves.
 3. Get 37 signatures (HOA 2/3rd Majority) to sign a petition to agree to an \$82.00 per year household increase in HOA dues and the Board will provide Culpepper as an alternative.

Timber Fence Highway Bypass:

- a. It was reported that the By-Pass is back on the County's' agenda. The board asked how many of the homeowners present were opposed to the By-Pass. All affirmed that they were opposed.
- b. The board asked if anyone was interested in being the chairperson of a committee to monitor the By-Pass progress and partner with Olde Gold Cup again and monitor the county's plans and try and defeat their plan again.
- c. Dalie Cabrera said she would be willing to chair such a committee.
- d. The board unanimously approved the formation of the Timber Fence By-Pass committee by appointed Dalie Cabrera as the chairperson. She has the ability to select any volunteer to help her. She has agreed to keep the board informed of all items pertaining to the By-Pass.
- e. Although Betty Compton of Olde Gold Cup is not the OLDE Gold Cup POC, she has given contact Scott (sshaffer5@aol.com) in Olde Gold Cup, who may be able to provide

additional information and/or a point of contact. Mrs. Cabrera stated she was already in contact with Betty and had all the information.

- f. Fred, from ARMI, suggested that a new petition be circulated and signed to present to the appropriate planning committees. And to thank others who have supported our opposition to the By-Pass in the past. He also stated that he believes the By-Pass is at least 10 years down the road, but now is the time to act. Mrs. Cabrera said she had a copy of the last petition and would start moving on the issue.

Mulch:

- a. The president reported that the contract signed with Culpepper last year did include some landscaping along Timber Fence Highway. This included mulching the trees. He was able to get them agree to put down black mulch which is better but more expensive without an increase in cost.
- b. The president went on to say he realized there is much more that needs to be done, but that the board's hands are tied because of budget constraints.
- c. Some of the homeowners' present expressed to the board that the common area along Timber Fence and the entrance way in to the sub division looked much better.

Neighborhood Watch:

- a. Richard Finelli volunteered a few months ago to get the Neighborhood Watch Program reinvigorated. He set up and attended a meeting with Sgt Southard of the Warrenton Police Department who is the head of the Warrenton Community Neighborhood Watch Program. Eight homeowners were in attendance.
- b. Mr. Finelli was recognized as the Silver Cup Estates Neighborhood Watch Coordinator. He has set up a Neighborhood Watch Phone Tree in order to quickly put out information that will keep the Neighborhood informed. The WEB site also has a "Watch" page where information will be placed.
- c. Although Mr. Finelli was not present, John Capponi asked Marie Finelli to pass on his sincere appreciation for the job Richard is doing.
- d. It was noted that the additional Neighborhood Watch Sign that is currently in Eric Treworgy's possession will be placed somewhere in the entranceway around the Silver Cup Estates Community Sign.

New Business:

Audit Money:

- a. Audit money for the HOA needs to be included in next year's budget proposal.
- b. A budget proposal with a possible Due increase has to be put together prior to the next board meeting.

Bike Trail:

- a. The president of the board is looking in to the possibility of getting some lighting for the new bike trail.
- b. A homeowner expressed concerns about those using the trail getting off the trail and going thru homeowner's private property in the trail area. The homeowner believes it is local children taking a shortcut. A friendly reminder goes out to all to inform your children to respect others property.

HEAR FROM VISITORS:

All of the visitors' comments were heard during the discussion of the aforementioned.

The next BOD meeting is scheduled for 7 August 2008 at 7:30 PM at ARMI.

There being no more business, the president adjourned the meeting at 8:45 P. M.