

Silver Cup Estates HOA Board of Directors Meeting August 7th, 2008

CALL TO ORDER:

At 7:50 PM hours the meeting was called to order. The board members present were:

Andy Acres	- President
Carl Buss	- Vice President
Michelle Heflin	- Treasurer
Rich Holland	- Secretary
Pete Cloutier	- Member at Large

The following lots were represented in person including the BoD: 3, 4, 5, 7, 8, 10, 11, 13, 15, 17, 25, 27, 32, 44, 45, 47, 48, 53, 54, and 55.

MINUTES FROM PREVIOUS MEETINGS:

Minutes from May 1st, 2008 BoD Meeting were read and approved as is.

Minutes from June 27th, 2008 Special Meeting BoD were read and approved as is.

Dues Increase to \$600.00: A notice went out last month asking the association to approve an increase in the HOA dues to \$600.00. The Association's governing documents require a 2/3rd majority vote to approve an increase. It was stated that a total of thirty seven 37 yes votes were required. The President asked A.R.M.I. for a report on how many yes votes were received and they answered forty two (42). The President asked that the minutes reflect that the requested increase was passed and that the increase goes in to effect January 1st 2009.

Financial Report:

- a. There were 10 homeowners that are not up to date on their HOA dues for this year. It was noted that only two are actually late paying their dues since January. The others were due 31 July 2008.
- b. There is currently a balance of \$12,592.83 plus the reserves set aside so far this year \$1949.57 for a total of \$14,542.40 as of this date.
- c. The Treasurer was authorized to sign a contract not to exceed \$2,500.00 to conduct the audits required annually by the By-Laws. Michelle has signed a contract for \$1,100.00 per year for two years of audits to include the association tax filing. Since there was only \$150.00 allocated for the audit, the extra funds required will come out of the reserves. The board is considering a measure to put to the association where an audit is required every three years instead of every year thus splitting the cost of an audit of three years budget.
- d. The board is also considering a measure to put to the association for voting a change to when the Dues increase has to be voted upon. Currently it is set at September 1st. The September date was set up by SYG most likely because they were on a Fiscal Year Budget. Since we are on a calendar year budget a December 1st deadline would be more reasonable. This way the Board should have all the contracts in place for the upcoming year and be able to accurately determine the required budget needed for the next year.

- e. The President advised the Association that a new contract with Culpepper Trash Service has been received and will be signed and go into effect on January 1st, 2009. The contract is in the amount of \$11,200 for 2009. The contract calls for an increase of \$2.00 per household a total of \$110.00 to the association should landfill fees increase. A copy of the letter from the landfill is required to be given to the association. Trash will be picked up Tuesday's and Fridays with Tuesday being a recycle day. They will provide 96 gallon containers for trash, and a recycle bin. If you choose to recycle: Cardboard / cereal boxes should be set aside separately, but newspapers AND MAGAZINES may be placed in the bin without being placed in plastic bags (such as grocery). Plastics, (must have a triangle with number 1-6), aluminum, and glass (separated by clear and color) need to be placed in separate bags. Lastly, no hazardous was of any kind is to be placed in trash bags or containers. This waste includes oil, paint, paint thinner, Freon, propane, etc.

Architectural Control Committee: Nothing to report.

Neighborhood Watch Program: Nothing to report.

By-Pass Committee: Ms. Cabrera noted she is still in contact with OLDE Gold Cup. Currently the By-Pass is not on the County Plans. We are in a wait and see mode.

Old Business:

Trash Service:

- a. ARMI was asked if the notice to Little E, that they are in violation of their contract and if they continue they will be terminated. They replied that the letter has been sent.
- b. The President noted that since the dues increase has passed, if we are forced to let Little E go, we have enough money in reserves to hire Culpepper to come in and finish the year for the same cost as next year's contract.

Community Lighting: At previous BoD meeting there were requests from some homeowners to put street lighting at the entrance ways and along the bike path and at the Silver Cup Estates Entrance sign. The President had bids and proposed the following: A motion was made to approve two Lamp Posts at the entrances to the community at a cost of \$10,000.00 each. **There being no second, the motion failed.**

Bike Trail / Sign Lighting: The president informed the association that the bid to put lighting along the trail would be \$3,700.00 plus the electric would be metered and the Association would be required to pay the bill each month for usage. Additionally to get electrical receptacle to illuminate the Silver Cup estates Sign would cost about \$1200.00 and about \$15.00 per month for non metered electric usage. Both of these measures have been deferred pending further review as to what the community wants.

A homeowner also noted that the grass planted by Connors along the bike trail when it was put in is 'rye' grass and had died or gone dormant and looks terrible. The Board will ask SYG / Connors to replant good grass to matches the rest of that area.

New Business:

Silver Cup Estates Sign Damage: It was noted that there was damage to the Entranceway Sign. There are a few missing stones that have to be replaced. The board approved the funds to get SYG to repair the sign.

Fallen Tree Limb: It was brought to the Board's attention that a tree limb had fallen behind lot #30 and that Connors was simply mowing around it. The President had a contractor take a look at it and they submitted a quote for \$125.00 to cut up and remove the fallen limb. The Board approved the expenditure of the funds.

Yard Sale Sept 13th 2008:

- a. Ms Cabrera offered to coordinate this Yard Sale with OLDE Gold Cup which is tentatively set for 13 September 2008. She will get with Betty Compton for details. She will also coordinate the placing of our sign before the event.
- b. Since OLDE Gold Cup paid for the ad for the last yard sale, the board approved the expenditure of funds for us to reciprocate in kind for this yard sale.

Dry Pond Reserve: It is still unclear what area(s) in the association and possibly even the pond in OLDE Gold Cup that we use, are required to be maintained by us and what level of maintenance is required. Ms. Finelli has done quite a bit of research in the matter and continues to push forward trying to get the Association answers. One OLDE Gold Cup officially recorded document has Silver Cup Estates listed on it also has been given to A.R.M.I. for research. A quick review makes it appear that we may share some type of responsibility with OLDE Gold Cup.

Beautification Committee: During open discussion it was determined that the community had a need for a committee to make suggestions to the board on what the community wants to see to enhance the overall appearance of the community. The new budget should provide enough money for us to get started making the Community a nicer looking place. Mr. Boswell was asked if he wanted to chair such a committee and agreed to do so. The President appointed him as Beautification committee Chair. He has the latitude to solicit assistance to anyone willing to help him with this project. Anyone wishing to volunteer my contact him directly, or can get with a board member who will get you in touch with him.

HEAR FROM VISITORS:

- a. One homeowner asked again where the \$4,000.00 went that was saved by going with Little E this year. The Board advised the Association that that money was put in to the reserve budget line increasing it to \$3342.15. A previous meeting set aside \$2,500.00 of that money to conduct our audit. It appears that there will be some money available in this year's budget to do some extra area beautification. A committee was appointed by the President to look at what the community wants and what can be done with this year's budget.
- b. The homeowner again stated that she was under the opinion that there was other money available for doing the improvements. The Board informed her that that is where the money is and there is no other line item in the budget to get the money from.
- c. Another homeowner expressed a point of concern that some homeowners are creating animosity within the association by prompting letters be sent from

A.R.M.I. to homeowners about possible infractions to the covenants. The President again has advised that A.R.M.I. notify the board of any possible infraction reported so that it can investigate and take care of the concern before a letter goes out. The Board feels it is better to handle most cases themselves, person to person, without getting A.R.M.I. involved. Anyone who makes a complaint may call back to A.R.M.I. at least a week later and to be given an update on what the Board has done.

There being no more business, the president adjourned the meeting at 8:40 P. M.