

Silver Cup Estates HOA Board of Directors Meeting December 11th, 2008

CALL TO ORDER:

At 7:00 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

There were 9 homeowners from SCEHOA present (including four board members) for this meeting representing Lots: 3, 5, 25, 27, 29, 32, 47, 54, and 55.

MINUTES FROM PREVIOUS MEETINGS:

Minutes from **August 7th, 2008**, Special Meeting of the Membership and the **August 7th, 2008**, BoD Meeting were read and approved as is.

Financial Report:

- a. There is a balance of \$7807.60 in the budget. However there is still over \$6,000.00 in unbilled / paid expenses remaining for the calendar year to include Connors Landscaping, Insurance, Financial Audit and Management Fees to mention a few.
- b. The Financial audit has been completed and the report indicated that everything has passed. There was mention that the HOA needs to address The Reserve item to indicate what the reserve is to be used for. The BoD indicated it is to be used for maintenance of the Dry Pond area where the Silver Cup Estates Sign is located and for unforeseen non budgeted items that come up from time to time. According to the Audit this will preclude not being able to address those items in a timely manner due to a shortage of funds in the Association's Budget.
- c. The status of Vacant Lot #9 is still unknown. The Association may not be able to collect HOA Dues on the property until someone actually moves in.

Architectural Control Committee (Eric Treworgy, Carl Liebel & Marie Finelli):

Eric stated that there was only one request that was approved over the past three months.

Neighborhood Watch Program (Richard Finelli):

Mr. Finelli was absent and no report was given.

By-Pass Committee (Chair Dalie Cabrera):

Ms. Cabrera was not present however discussion was that at the present time there is no money in the County Budget to pursue the By-Pass at this time. Fred (A.R.M.I.) noted that once the Clevenger Corner Development is completed, there will be renewed interest in getting the by-pass completed due to the expected increase in traffic along Lee Highway. The Campbell's' and Tegworgy's attended the last presentation by the Rappahannock-Rapidan Regional

Commission to the Planning Commission however no site specific discussion of our community or Timber Fence was mentioned.

Beautification Committee (Chair Chris Boswell):

Mr. Boswell was not present and no report was given.

Old Business:

Trash Service: On Friday September 26th, 2008, ARMI gave Little E Trash Service Notice of termination of their contract due to continued violations. The BoD at previous meetings agreed to terminate Little E's contract if the letters of intent did not bring them in to compliance.

Culpepper Trash Service is now servicing our association.

It was noted that not everyone has received their trash bins and that homeowners along Iron Bit have not received recycle bins. The President is currently working the issue with Culpepper Trash Service.

Bike Trail: Previously, a homeowner 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. SYG was asked to replant and they stated they would not. If the community feels it necessary to do something along the trail it should be requested thru our Beautification Committee.

Stop Sign: The STOP sign at the corner of Silver Cup and Timber Fence has been replaced.

Fallen Tree Limb: The tree limb behind Lot # 30 has been removed.

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 the sign repaired at the last BoD meeting. The President will address this issue when the lighting of the sign is completed.

Dry Pond Reserve: It was reported by the HOA Secretary that according to Dave Web (SYG) and their Attorneys, we, Silver Cup Estates do not have any responsibility in the maintenance of the two Dry Ponds that actually service our community. The county has assumed that responsibility according to a Storm Water/BMP Maintenance Agreement. The Secretary has filed a copy of the agreement in the HOA Minutes Book. We do however have a Swale that may have to be scraped and soil replaced and old soil disposed of if the area becomes contaminated. This cost will be considerably less than the \$10,000.00 that was originally suggested to be set aside for Storm Water / BMB Maintenance. Connors who does this type of work estimated that it would be about \$2,000.00 plus.

New Business:

Silver Cup Estates Sign Illumination: The BoD passed a motion to make funds available to illuminate the entranceway sign. Andy will have three LED Solar Powered lights installed in concrete. This is the most economical fix at this time.

Silver Cup Estates 2009 Budget: The BoD has set money aside in the new budget for Area Beautification and Social Events. The board will release those funds once a request is received by the board and is approved.

Silver Cup Estates By-Laws Changes: An addendum to the By-Laws approved at the Special Meeting of the Membership in August 2007 will be mailed out with the HOA dues bill by A.R.M.I. A complete revised copy will be posted to the WEB Site.

Silver Cup Estates Covenant Changes: A vote for changes to the Covenants will go out prior to the next Annual Meeting scheduled for early March 2009. Proposed changes will include allowing Dues to be paid in two payments. Change the notification to the members of the association from 1 September to 1 December pertaining to a budget increases. Any changes approved must be recorded with the courts.

HEAR FROM VISITORS:

- a. Discussion about the Landscaping Contract. The BoD is still reviewing contracts, but most of the suitable contracts are within the same ballpark as the current with Connors Landscaping. The BoD will make sure that mulch along Timberfence Parkway is included in any contract signed.

- b. Fred (A.R.M.I) briefed the BoD on the new Virginal Assembly House Bill 516. A link to this Bill will be posted on the Links page on our WEB Site. Highlights included:
 1. Establishment of a Common Interest Community Board.
 2. Establishment of a Common Interest Community Ombudsman to help community members understand their rights and obligations pertaining to HOA Rules and Regulations.
 3. An increase in the HOA Liability Insurance.
 4. Increase in licensing fees.
 5. Changes to the Association Disclosure Packets.

There being no more business, the president adjourned the meeting at 8:07 P. M.