

Silver Cup Estates HOA Board of Directors Meeting November 11th, 2009

CALL TO ORDER:

At 7:00 P.M. the meeting was called to order. The board members present were:

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

There were 7 homeowners from Silver Cup Estates present (including board members) for this meeting representing Lots 3, 5, 13, 27, 32, 47, and 54.

Minutes from Previous Meeting:

Minutes from August 19th, 2009, BoD Meeting were read and approved with one noted misspelled word to be corrected.

Financial Report:

1. There are seven homeowners past due in paying the first and / or second half of the annual HOA dues. Reminders letters have been sent to all homeowners by A.R.M.I. As reported at the last BoD meeting, vacant Lot # 9's bankruptcy has been granted however the original owners are still recorded as the owners of record. One of the other seven is also past due on the second half of the HOA dues for 2008. That property is in collection at the attorney. Of the other five, three are late for the full year and are in the beginning stages of collection and two are currently in a delinquent status.
2. As of the end of October, there is an account balance of \$8,299.59 plus a reserve of \$5,342.12. The accounts receivable is \$4019.95 and there is a balance of \$8,268.84 that has not yet been paid out from this years' budget.

Committee Reports:

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

Eric reported that since his last report there were 4 requests of which three were approved and one denied. Those approved were processed with in average of two days time. The board is still seeking a volunteer to serve on the committee.

Neighborhood Watch Committee (Acting Coordinator – Rich Holland):

There was nothing to report. The board is still seeking a volunteer to serve as Watch Coordinator. Andy is going to place the last remaining Neighborhood Watch Sign near the Silver Cup Entranceway Sign and Bike Path.

By-Pass Committee (Chair Dalie Cabrera):

Articles from the last two weeks of the Fauquier Times Democrat along with the handout from the Community Meeting have been placed on the WEB Site.

Beautification Committee (Vacant):

The BoD is now asking for volunteers to serve as Chair.

Old Business:

Line Painting: The double solid line at our intersection has been removed so that the turn is more pronounced.

Pot Holes: Pot holes at the entrance to the neighborhood have been identified to the county but still have yet to be repaired.

New Business:

2010 Budget: The 2010 Budget was approved with dues remaining at \$600.00 per household. There was no increase in HOA Dues for next year. The following contracts were voted on and approved by the BoD.

1. The BoD approved the 3% increase in management fees from A.R.M.I. for next year.
2. The contract from Culpeper Trash Service was approved with a recommended amendment to the ending date of the contract from December 2011 to December 2010. The fee per household per month went from \$17.00 to \$19.00 which is still under what others are paying for service.
3. Conner's Landscape. LLC contract was approved with recommend amendments to the dates of service on the three year contract and a request to put back in the contract the replacement of three trees per year as needed.

COMMENTS FROM VISITORS:

1. A homeowner recommended that the Comments for Visitors on the agenda be moved to the end of the meeting just prior to adjournment. The BoD noted to the members present that it has always accepted comments from visitors throughout the meetings and asked for last comments at the end. The BoD directed the A.R.M.I. representative to make that adjustment from this time on.
2. The same homeowner complained of a violation of the Covenants that has been going on for at least two years. The board said it took no action as none of the neighbors had filed a complaint but would have A.R.M.I. look in to it to see what options would be best taken. The President of the Board directed Trey (A.R.M.I.) to determine the best course of action and to get back to him for his review prior to any action being taken

There being no more business, the president adjourned the meeting at 8:00 P. M.