

# **Silver Cup Estates HOA Board of Directors Meeting May 26<sup>th</sup>, 2010**

## **CALL TO ORDER:**

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

Carl Buss	– President
Pete Cloutier	- Vice President
Michelle Smiley	- Treasurer
Rich Holland	- Secretary
Kim Acres	- Member at Large

There were 6 homeowners present for the meeting representing Lots 3, 5, 13, 25, 27, and 32 (including board members)

## **Minutes from Previous Meeting:**

Minutes from the March 3<sup>rd</sup>, 2010, BoD Meeting were read and approved.

## **Financial Report:**

There are 6 homeowners past due in paying the first half of the 2010 annual HOA dues. Of those, there are 2 homeowners past due in paying part of their 2009 annual dues. Reminder letters have been sent to all homeowners by A.R.M.I.

There are three homeowners past due and in collections with the attorneys one of which is already starting to make payments to get current.

At the end of April there is a cash reserve of \$6164.64, there is \$11848.40 reported as accounts receivable and an account balance of \$19,555.12.

There have not been any payments on the grounds maintenance contract yet and only ½ of the year's trash service has been paid to date. There are also several other small items that have yet to be paid out.

The President moved to accept the financial report as given. The motion was seconded. The motion carried unanimously.

A reminder e-mail will be sent out by the Secretary advising all the homeowners that the second half of the yearly dues needs to be received by A.R.M.I. by 31 July 2010.

## **Committee / Coordinator Reports:**

### **Architectural Control Committee (Eric Treworgy, Carl Liebel & Karl Kerns):**

Eric was unable to make the meeting but e-mailed his report to the Secretary of the HOA. There were 9 requests since the last meeting all of which were approved. They averaged time

processing was 2 days. One request was sent back for additional information and was subsequently approved after the information was received.

**Neighborhood Watch Coordinator – Rich Holland:**

Rich Holland continues to stay on and may be contacted if there are any incidents the residents feel need be disseminated throughout the community. He reported that since the last meeting there was four incidents he knew of and e-mails went out to the community on three of them. He also mentioned some observations from homeowners he had received on suspicious actions.

**By-Pass Coordinator –Randy Anderson** Randy was unable to attend but had passed on information to the Secretary as it became available since the last meeting. The May vote by the Fauquier Board of Supervisors was again postponed until June 2010 as they want to speak to the owners of Fenton farms. It appears they will not be voting on it until Mr. Nyhous believes he has all of the votes he needs to pass it. There have been a few articles in the Fauquier Times since the last meeting which are posted on our WEB Site. Randy provide a modified version of the 211/17 connector proposed as excerpted from the BoS agenda by Tony Tedeschi. It is also posted on our WEB Site.

**Old Business:**

**Neighborhood Watch Sign** We are unable to verify if Andy placed the last remaining neighborhood Watch Sign near the Silver Cup Entranceway Sign and Bike Path. The President didn't recall seeing it.

**Violation of the Covenants:** Ms. Rose Winslow was in violation of the covenants', by having a trailer parked in plain view in the driveway at her second property at lot 31 where her niece resided. Ms Winslow sent a letter to the BoD thru the Secretary requesting a variance on the restriction set forth in the Association's Declaration of Protective Covenants, Conditions, and Restrictions, Section 7, A., (h) that "No . . . miscellaneous trailers, . . . shall be permitted to be parked . . . on any lot in such a manner as to be visible to the occupants of other lots with the Subdivision or to the users of any street or common area therein," and the Association's Architectural Design Guidelines, section on Parking and Storage of Vehicles, which prohibits the parking or storage of trailers in open view on residential lots. The Secretary forwarded Ms. Winslow's request to the President of the Association. The President reviewed the request and sent the request to A.R.M.I. along with his recommendations for granting the variance and directed A.R.M.I. to draft an approval letter which would be voted on at the next BoD meeting. Upon review of the document, the president directed A.R.M.I. to send the request for variance, his recommendations for approval and the letter granting the variance to all of the Board members and the ACC for their review and notifying them that the item which would be voted on at the next meeting.

The President asked the Board members if they had received and reviewed the documents mentioned. Each affirmed they had. The President stated the following reason to be considered in granting the variance:

1.) The trailer is hidden from open view to a large extent due to the position of the homeowner's house, shed, garage, and the hill in their rear yard, and the trailer would be further

hidden from view per item(6) below. Furthermore, as provided in the guidelines, there is no warranty or representation that any "view" will be completely preserved or protected.

2.) There are no other areas within the homeowner's property to store the trailer due to the surrounding landscape.

3.) Moving the trailer off the premises would cause an unreasonable hardship to the homeowner and considerable expense.

4.) The trailer is of neutral color and has no visible commercial designs or emblems that would be construed as advertising.

5.) The trailer is utilized primarily for storage of equipment that supports local youth events and races held in the county on a volunteer basis by the homeowner.

6.) The homeowner has agreed to purchase and place large portable shrubs or potted plants that would help conceal the trailer.

The President opened the Floor for discussion. After the discussion, the President closed the floor for discussion and made a motion to grant the variance stated previously. The motion was seconded by Rich Holland. The motion granting the variance to Ms. Winslow carried unanimously.

**New Business:**

There was no new business brought up.

**COMMENTS FROM VISITORS:**

No Comments.

**There being no more business, the president adjourned the meeting at 7:30 P. M.**