

# Silver Cup Estates HOA Board of Directors Meeting August 3<sup>rd</sup>, 2011

## **CALL TO ORDER:**

At 7:05 the meeting was called to order. The board members present were:

Randy Anderson	- President
Pete Cloutier	- Vice President
Nichole Brown	- Treasurer
Rich Holland	- Secretary
Kim Acres	- Member at Large

There were 6 homeowners present for the meeting representing Lots 3, 13, 32, 47, 48, and 55 (including board members).

## **Minutes from Previous Meeting:**

The Minutes from the May 11<sup>th</sup>, 2011, BoD meeting were reviewed. After the review there was one typo corrected. The President moved to accept the Minutes as corrected. The motion was seconded by Pete Cloutier. The vote for the motion carried unanimously.

## **Financial Report:**

At the end of July there is a cash reserve of \$7,776.34, there is \$2,383.42 reported as accounts receivable and an account balance of \$31,807.66.

There are three homeowners past due in paying their 2011 annual HOA dues. Of those, two have paid half of the dues required and one is behind almost a full year

A.R.M.I. presented the Board with the new contract effective June 2011 thru June 2012. The new Management fee will be \$275.00 per month. Randy Anderson Moved to accept the new contract and the motion was seconded by Nicole Brown. The motion carried unanimously.

## **Committee Reports:**

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

Eric was unable to make the meeting but e-mailed Randy Anderson and Rich Holland his report. From February 18<sup>th</sup> to July 12<sup>th</sup> twelve requests were processed of which 11 were approved. One was disapproved as the request did not fit community standards. The average time processing requests was 7 days, which the Board considered to be excellent turnaround.

### **Neighborhood Watch Coordinator – Rich Holland:**

Rich Holland had nothing new to report.

### **Management Report (A.R.M.I.):**

Trey Austin reported that Conner's Landscaping has recommended that the common area be limed in preparation of over seeding this fall. The board requested that A.R.M.I. coordinate with Conner's Landscaping to get a soil test and a complete estimate of the work needed. There is money available under the line item Area Beautification. Most of the money in this line item has not been used over the past few years. There is also some money in reserves that is available if necessary.

Trey also reported that SYG is not making any progress towards coming off Bond. An option that can be pursued is to have the Board send a letter to the county to have their Bond revoked and then have the county themselves perform the work they would have required for SYG to come off bond. Trey is going to have A.R.M.I. draft a letter to the board for approval and the President's signature.

### **Old Business:**

#### **Trailer Variance for Lot 31**

Since the owner and resident no longer need the variance since the trailer was removed from the property the President moved to revoke the variance. The motion was seconded by Kim Acres and the motion carried unanimously.

### **New Business:**

The next meeting has been scheduled for November 2<sup>nd</sup>, 2011. At that meeting the BoD will vote on the new Budget for 2012. Between now and the next meeting the board will be preparing the new budget.

### **Homeowners Concerns:**

Nancy Powell informed the Board that she drove thru the community just prior to the meeting and found 16 homes where the trash receptacles were in plain view and in violation of the HOA governing documents. The Board informed Ms. Powell that the Covenants do not preclude this, however it states in the ACC Guidelines "All trash containers must be stored out of view at all times". The Board informed Ms. Powell that this was vague and not entirely possible on all home sites. However, Rich Holland said he would remind the homeowners to keep their trash receptacles out of plain view from the front of their homes on his next letter to the community.

**There being no more business, the president adjourned the meeting at 7:45 P. M.**