

# **Silver Cup Estates HOA Board of Directors Meeting November 2<sup>nd</sup>, 2011**

## **CALL TO ORDER:**

At 7:03 P.M. 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 11 homeowners present for the meeting representing Lots 3, 5, 12, 13, 31, 32, 39, 45, 48, 54, and 55 (including board members). Three lot owners representing Lots 6, 11 and 19 also sent in their comments to the board about the proposed changes to the covenants.

## **Minutes from Previous Meeting:**

The Minutes from the August 3<sup>rd</sup>, 2011, BoD meeting were reviewed. As there were no corrections, the President accepted the Minutes without objection.

## **Financial Report:**

At the end of October there is a cash reserve of \$8,103.48, there is \$598.42 reported as accounts receivable and an account balance of \$10,737.68.

There are two homeowners past due in paying half of their 2011 annual HOA dues. One homeowner is reported to have overpaid and A.R.M.I. will verify if they did and contact the homeowner.

There are a few inconsistencies on the spreadsheet and the supporting documents that A.R.M.I. will look into and report back to the board.

## **Committee Reports:**

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

Eric reported there were four requests processed of which all were approved. The average time processing requests was again less than 10 days. The ACC continues to do a great job in processing requests.

Karl Kerns has sold their home and moved out of the community leaving a vacancy on the ACC committee. Currently if there is a tie on approving a request, the board is resolving the tie.

**Visitors:**

Peter Schwartz, Marshall District, Fauquier County Board of Supervisors, stopped by to talk to the membership. He was instrumental in voting against the 311/17 bypass and said if he is re-elected next Tuesday he was sure that there would be at least three members on the Board that were solidly against the bypass if it is brought back up. He defined himself as a fiscal conservative and will continue to try to keep taxes down. He said he is always accessible and generally in his office all day on Tuesdays. You can call the Board of Supervisors for an appointment.

**Neighborhood Watch Coordinator – Rich Holland:**

No Report given.

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

Trey said he had nothing to report but was asked about the estimate and soil test the Board requested at the August meeting. He said he contacted Connors Landscaping but they never got back with him with the estimates. The Board dropped the request for a soil test. Trey said he would send the estimate to the Board as soon as he gets it.

Trey was also asked about the letter A.R.M.I. was going to draft to the county to try and have SYG's bond revoked. A.R.M.I. was to send the letter to the board for review and the President's signature. No Board member ever received it. Trey said they tried several times to talk to SYG but have been unsuccessful. He indicated A.R.M.I. would try again.

**Old Business:**

None but was discussed under Management Report.

**New Business:**

The Board acknowledged George and Shirley Mills for talking care of the Entrance Way signage area. They continue to do a great job.

**Budget:** The 2012 Budget was discussed. The Board advised the visitors of the changes that were made to the one that was sent out to the homeowners. The biggest change is that the Board has not yet approved A.R.M.I.'s new contract at \$300.00 per month starting 1 July 2012. The Board budgeted a three percent increase to \$257.50 after a conversation with A.R.M.I. last October for this year starting 1 July. Since A.R.M.I. could not find a signed contract they decided to raise the fee to \$275.00 a 10 percent increase this year. A.R.M.I. wanted another increase of 9 percent to \$300.00 for next year. The Board tried to negotiate this with A.,R.M.I. but was not successful. Therefore the Board has contacted other management companies to see if a better contract can be made. Once a new contract is signed the line item for management fees and Reserves will change keeping the dues at \$600.00 per year.

There being no other comments Pete moved to accept the proposed budget. Randy seconded the motion. The vote for the motion carried unanimously.

**Change to the Covenants.** The board gave the visitors an overview of why a change was being considered. A new proposed change was passed out to the visitors. The e-mailed comments from homeowners were read and the President opened the floor for discussion. After all the comments were heard the proposed amendment was changed to the satisfaction of all present.

**Article 7, Section A (h)** is hereby deleted and the following is substituted therefore:

(h) No stripped down, partially wrecked, or junked motor vehicle, or sizable part thereof, as well as boats, boat trailers, other miscellaneous trailers, vans and trucks larger than pick-up truck shall be permitted to be parked on any lot in such manner as to be in plain sight to the occupants of other lots within the Subdivision or to the users of any street or common area therein. Small watercraft, and or trailers having a gross vehicle weight not over 1,000 pounds may be placed behind privacy fences or out of plain sight upon the approval of a majority of the Board of Directors. The Board reserves the right to revoke the approval at any time.

**Article 7, Section A (i):** After all the visitors were heard the consensus was no one wanted a change.

**Article 7, Section A (n)** Again after all the visitors were heard, the consensus was that Article 7, Section A (n) be rescinded as it is covered in the change to Article 7, Section A (h) above.

An e-mail will go out to the community to make sure there are no more comments. Then the request for changes will go to our management company to put together for a community vote at the next Annual HOA meeting.

The Board decided to continue the ACC with only two members. If there is a tie on a request the ACC will send the request to the Board for the tie breaker.

The next Annual Homeowner's Association and BoD meeting is tentatively scheduled for the 7th or 8th of March.

**Homeowners Concerns:**

All comments were given during the discussions under new business.

**There being no more business, the president adjourned the meeting at 8:20 P. M.**