

Silver Cup Estates HOA Board of Directors Meeting March 7th, 2012

CALL TO ORDER:

At 7:35 P.M. the meeting was called to order by Randy Anderson.

There were 11 homeowners from SCEHOA present (including board members) representing Lots 3, 4, 5, 13, 15, 29, 32, 47, 48, 54, and 55.

Election of the Board of Directors' Officers:

The Officers agreed to keep the same positions they held last year. Randy made the motion and it was seconded by Nichole Brown and then carried unanimously.

The Board Officer's positions are:

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

Minutes from Previous Meeting:

The Minutes from the November 2nd, 2011, BoD meeting were reviewed. As there were no corrections, Pete Cloutier made a motion to accept the Minutes. The motion was seconded by Randy Anderson and then carried unanimously.

Financial Report:

At the end of February 2012, there is an account balance of 22,100.92 plus \$8,322.24 in Cash Reserves. The total amount in the checking account is \$30,423.16.

There are 9 homeowners past due in paying the first half of the 2012 annual HOA dues and have been assessed a late fee. Included in the nine are two homeowners who are also behind part of the 2011 HOA dues.

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. Homeowners' can request a copy of the report by contacting A.R.M.I.

Eric requested that before a homeowner submits their request to A.R.M.I. for approval they check the ACC guidelines for what is required to be submitted. The more information received, the faster the process for final determination.

There still being a vacancy on the ACC, Randy asked for volunteers to serve. After some discussion on what the responsibilities entailed, Bryan Dutton volunteered to serve. Randy Anderson moved to accept the nominee. The motion was seconded by Pete Cloutier and then carried unanimously.

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

Fred Austin introduced a new member to his staff by the name of Susan Helander.

Fred passed out to the Board the new proposed contract submitted by Connor's Landscaping. It has an increase of about \$300.00 over last year and includes other items which can be performed for additional costs. The President asked A.R.M.I. to get at least one other quote.

Regarding trees in the common area: any tree that appears in the subdivision's site plan must be replaced with the same type, in the same position as specified in the plan, before SYG's performance bond is closed out. If SYG refuses to complete the work, the County could elect to pull the bond and complete the work for them. However, Fred says that rarely happens in his experience. Regardless, if either SYG or the County does complete the work all of the trees must be in accordance with the original site plan. If we want to go after SYG to get them to finish the requirement set forth by the county and replace all the dead trees and address the erosion problem, we would most likely have to get a lawyer to start some type of action. The money spent would not be reimbursable by SYG if we were successful.

Fred reported that County Waste, who bought out Culpeper Trash, has in their contract that all trash must be put in to their container. They have been, for the most part, picking up additional items left at the curb but are not required to do so. If you need additional containers call them and one will be provided. If you still have your old recycle container and want to dispose of it, put it inside your new recycle container and it will be recycled. Also if either the trash and/or recycle container is too big for you, call them and they will swap it with one half the size.

Old Business:

The Board acknowledged George and Shirley Mills for taking care of the Entrance Way signage at the last meeting in November. A certificate of Appreciation was prepared and Randy Anderson signed it. Randy and Rich will present it to George Mills in the near future along with a \$50.00 gift card. Rich Holland moved to have A.R.M.I. reimburse him for the cost of the gift card. Randy Anderson seconded the motion and the motion carried unanimously. The money is to be taken out of the Homeowner Association Events Budget Line item.

New Business:

Yearly Olde Gold Cup / Silver Cup Estates Yard sale is set for May 12th. Dalie Cabrera has volunteered to take the lead again this year. Rich Holland moved to have A.R.M.I. pay ½ of the cost of advertisement for the yard sale from the Homeowners Association Events Budget Line Item. Pete Cloutier seconded the motion and it carried unanimously.

The outcome of the change to Article 7, Section A (h) and rescission of Article 7, Section A (n) of the Covenants is still uncertain. All homeowners have not yet responded. We should have final determination by the next BoD meeting.

Homeowners Concerns:

All comments were given during the conduction of the meeting. No additional comments were heard.

The next Silver Cup Estates Board meeting is tentatively scheduled for the 22nd or 23rd of May. It will be held in the conference room at A.R.M.I.

There being no more business, the President adjourned the meeting at 8:30 P. M. by acclamation.