

Silver Cup Estates HOA Board of Directors Meeting
August 12, 2014
Location: FVC Management, 59 Culpeper Street
Warrenton, VA 20186

CALL TO ORDER:

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

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

There were six homeowners from SCEHOA present (including five board members) representing Lots 3, 13, 32, 34, 47, and 48.

Others in Attendance: Representing FVCmanagement: Bonnie Bogert, Assistant Portfolio Manager.

Homeowners Open Forum:

A homeowner reported seeing more dead trees in the common areas.

Minutes from Previous Meeting:

The Minutes from the May 13, 2014, BoD meeting were reviewed. As there were no corrections, the minutes were accepted as written.

FVC Management (FVCM) Report:

Ms. Bogert reported that Fauquier County Department of Community Development has responded to the HOA's letter about the landscaping and the release of the improvements bond. The developer is willing to replace the dead trees that have been removed. Approximately 35 trees are still required to be planted by SYG Associates; but the County is giving the Association the option to forego the installation of the additional landscaping. The BoD has previously requested no new trees be planted as it felt we had too many as it was to maintain. A response to the Letter from Fauquier County has to be sent stating our option to not have the additional trees installed.

With regard to our request for reimbursement, the County stated it is not in the position to pay for or ask the developer to cover the maintenance performed on the trees within this subdivision, as the bond does not cover maintenance costs. Should the Board wish to pursue reimbursement, you will need to contact SYG Associates, Inc. directly to dispute this matter.

Secretary Holland will send an email to the homeowners asking for their input on current dead/dying trees or trees already removed that the homeowners wish to have replaced that are in the common areas adjacent to the homeowner's property. Homeowners will be asked to respond not later than August 31st if they wish their options be considered. Once the information is

received, FVCM will send a response back to Fauquier County Department of Community Development.

Secretary Holland moved to have FVCM prepare a response to the Fauquier County Department of Community Development letter stating our option is not to have the additional 35 trees installed. The letter will also state our desire to have the current dead / dying trees replaced. Also to be included will be the trees that were previously removed that we wish to have replaced. The motion was seconded by Vice President Cloutier and carried unanimously.

Ms. Bogert notified the BoD that the SCC Registration was due September 30, 2014. Secretary Holland moved to have FVCM appointed as our Registered Agent. The motion was seconded by Vice President Cloutier and carried unanimously. The completed form was signed by President Acers.

Ms. Bogert reported to the Board that the suggestion to install crosswalks between the Olde Gold Cup and Silver Cup Estates was approved. The new crosswalks installed by the Town of Warrenton along Timberfence Parkway and cross streets in both Silver Cup and Olde Gold Cup.

Ms. Bogert reported FVCM conducted individual lot inspections in June and July and noted a number of concerns related to exterior appearance of homes/lots. A list of the concerns has been provided to the BoD.

Ms. Bogert reported FVCM received the new County Waste contract that needed the BoD input. Secretary Holland moved to go into executive session as permitted by the Virginia Property Owners Association Act to discuss the County Waste Contract and to discuss the legal fees being assessed by our attorney. The motion was seconded by Vice President Cloutier and carried unanimously. Guests were asked to go in to the lobby until the Board resumed the open meeting.

Secretary Holland moved to close executive session and move into the open meeting. The motion was seconded by Vice President Cloutier and carried unanimously. Guests were asked to rejoin the open meeting.

Financial Report:

Treasurer Myre reported as of July 31st 2014 there are 14 homeowners past due in paying all or part of their 2nd half of the 2014 dues. One homeowner is past due for 2012 and 2013 and has a judgment against them and is paying thru our Attorney.

On July 31st there was a balance of \$4,350.00 in outstanding dues for the second half of 2014 plus \$435.00 past due from previous years giving us a total of \$4,785.00 in outstanding dues.

As of July 31st 2014, there was a checking account balance of \$14,208.03 plus \$14,066.28 in Cash Reserves in the Association's Money Market. The total amount in the accounts at the end of July 2014 was \$28,274.31. There is \$4,926.60 in accounts receivable for the remainder of 2014.

Treasurer Myre moved, and Secretary Holland seconded that the Financial Report be accepted as given. The motion carried unanimously.

Committee Reports:

Architectural Control Committee (Eric Treworgy, Carl Liebel, Bryan Dutton):

The Report was given by Secretary Holland that the ACC approved two new requests since the last BoD meeting.

Neighborhood Watch:

Secretary Holland had nothing to report.

Unfinished Business:

Lot Inspections: Upon reviewing the FVCM Inspection Report it was found that about 50% of the homes had mailbox posts that needed to be painted and about 20% of the homes had faded shutters. In addition there were other items that needed attention. Discussions on how to handle the report were considered. In keeping with the past it was decided that instead of sending each homeowner a letter from FVCM, a more personal approach will be taken. Since there are too many homes for a one on one visit from the Board, Secretary Holland will send two separate emails addressing the mailbox and shutter issues to homeowners identified on the report. Additionally Secretary Holland will visit the other homeowners that had separate items needing attention. It is expected that each homeowner will address each item that is brought to their attention.

Legal Fees: The BoD has asked FVCM to contact our attorney to get an explanation of legal fees accessed once President Acres reviews the bills and provides them the information needed to be clarified.

Dues: Ms. Bogert updated the homeowners past due from 14 to 4 as of August 12th, 2014 and wanted to know if the Board wanted reminder letters to go out. Secretary Holland said he would send out email reminders.

New Business:

There is a balance of \$671.00 for not doing the tree mulching this year. The Board asked FVCM to get A-1 to give an estimate and to proceed with Pointing up the Entrance way Stone Sign, remove the shrubs in front of the sign and replace with perennials plus add three new LCD solar lights to illuminate the sign. If the work exceeds the balance of \$671.00 we will eliminate the lights or take money out of the budget to pay for it.

A budget meeting has been tentatively scheduled for Oct 28th 2014 and the next Silver Cup Estates HOA BoD has been tentatively scheduled for Nov 18th 2014 to be held at the FVC Management office at 59 Culpeper St, Warrenton, VA.

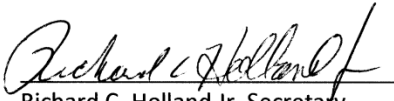
There being no more business, President Acres adjourned the meeting at 8:30 P.M. by acclamation.

CERTIFICATION

WHEREAS, the Board of Directors of Silver Cup Estates HOA convened a closed meeting on August 12th 2014 pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Property Owners Association Act, subsection C of § 55-510.1.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of Silver Cup Estates HOA hereby certifies that, to the best of each members knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered.

		Aye	Nay
Kim Acres	- President	<u>KSA</u>	_____
Pete Cloutier	- Vice President	<u>PJC</u>	_____
David Myre	- Treasurer	<u>DM</u>	_____
Rich Holland	- Secretary	<u>RCH</u>	_____
Nichole Brown	- Member at Large	<u>NB</u>	_____


Richard C. Holland Jr. Secretary
Silver Cup Estates HOA