

Silver Cup Estates HOA Board of Directors Meeting
FVC Management, 59 Culpeper Street
Warrenton, VA 20186
August 5, 2015

CALL TO ORDER:

At 7:05 P.M. the meeting was called to order by President Acres. The Association board members are:

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

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

Ms. Susan Helander, Director of Management at FVC Management was also present.

Homeowners Open Forum:

Ms. Powell and Mr. and Ms. Brown talked about Dominion Power's utility easement in preparation of the work to be done. According to them, Dominion is still unsure which homeowner easements will be affected so no letters have been sent.

James Brown reported that Columbia Gas is going around checking for gas leaks. If a leak is found on the homeowner's side, a DOD certified plumber must make the repairs.

Minutes from Previous Meeting:

The Minutes from the May 6, 2015, BoD meeting were reviewed. As there were no corrections, the minutes were accepted as written.

FVC Management (FVCM) Report: Ms. Helander reported the following:

The Association's 2014 tax return was filed.

The mulching requested was completed by A-1 Landscaping.

A community Lot inspection was completed 7-29-2015. The board looked over the report and asked that FVCM email a copy to the Board members. Secretary Holland will be sending emails to those on the list noting those items the Board wants the homeowners to address.

Ms. Helander reported she is in constant coordination between Fauquier County Department of Community Development and SYG about SYG's Bond and their plan to remove the dead trees and plant new ones. Updates will continue to be provided as they are available.

A Reserve Statement was presented by FVCM to the BoD for discussion so the Association would be in compliance with Section 55-514 of the Property Owners Association Act.

Financial Report:

Treasurer Myre reported as of July 31st 2015 there is one homeowner past due in paying all of their 2015 Annual Dues. There are 15 homeowners past due in paying their entire second half of the 2015 Dues and one homeowner that still owes half of the second half of the 2015 Dues. Added together there is \$5200.00 in accounts receivable for the remainder of 2015 plus any late fees and interest.

As of July 31st 2015, there was a checking account balance of \$17,442.42 plus \$ 14,096.49 in cash Reserves in the Association's Money Market. The total amount in the accounts at the end of July 2015 was \$31,538.91.

Treasurer Myre reported that just before the meeting FVCM updated the dues report as of 8-5-2015. Now there are only 5 homeowners past due in paying their entire second half of the 2015 Dues instead of 15 making the accounts receivable \$2250.00 for the remainder of 2015 plus any late fees and interest.

Treasurer Myre moved, and President Acres 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 three new requests since the last BoD meeting.

Neighborhood Watch:

Secretary Holland put out information about soliciting in the community to each resident on the community via email.

Unfinished Business:

Entrance way sign: Secretary Holland reported that the entranceway sign actually looked good once things started growing. He has purchased new lighting which will be put in place after the meeting. Secretary Holland submitted an invoice for payment from Home Depot.

The Lien Release is in the process of being filed at the Court House.

New Business:

Fall and Spring Landscaping work: The Board looked over the A-1 Landscaping proposal of work they recommend for the fall of 2015 and spring of 2016. After some discussion, Secretary Holland Moved to have A-1 do the spraying of the common areas for broadleaf weeds this fall at a cost of \$1650.00. The motion was seconded by President Acres and carried unanimously.

Reserve Statement: Secretary Holland moved to accept the Reserve Statement discussed earlier in the meeting. President Acres seconded and the motion carried unanimously.

The Budget meeting is scheduled for October 28th 2015 to be held at the FVC Management office.

The next Silver Cup Estates Board of Directors meeting has been tentatively scheduled for November 4, 2015 at 7:00 P.M. at the FVCM office.

There being no more business, President Acres adjourned the meeting at 8:02 P.M. by acclamation.