

**Silver Cup Estates HOA Annual Meeting**  
**Warrenton Visitors' Center 33 North Calhoun Street**  
**Warrenton, VA 20186**  
**March 8 2017**

**CALL TO ORDER:**

At 7:05 P.M. the meeting was called to order with a quorum established and verified by FVC Management. There were 10 homeowners present (including board members) along with 14 validated proxies representing Lots 1, 3, 5, 6, 12, 13, 23, 25, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 46, 47, 48, 53, and 54 for a total of 24 homeowners.

The following board members were present:

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

Susan Helander, Director of Management FVCM, was present. She gave the Management Report which is located at the end of the minutes.

**MINUTES FROM PREVIOUS MEETING:**

The minutes of the March 2, 2016 Annual Silver Cup Estates HOA meeting were reviewed. After the review, the minutes were accepted as written.

**Financial Report:**

At the end of 2016 there was one homeowner reported as past due in paying the 2<sup>nd</sup> half of their HOA dues.

Treasurer Myre reported that at the end of 2016 there was a checking account balance of \$16,659.27 plus \$14,568.30 in the Money Market Account. The total amount in the accounts at the end of 2016 was \$31,227.57.

Treasurer Myre reported that as of February 28<sup>th</sup>, 2017, there are 13 homeowners past due in paying their 1<sup>st</sup> half of the 2017 dues.

As of February 28<sup>th</sup>, 2017, there was a checking account balance of \$23,896.10 plus \$14,576.64 in Cash Reserves in the Association's Money Market. The total amount in the accounts at the end of February 2017 was \$38,472.64. There is \$19,650 in accounts receivable for the remainder of 2017 plus the \$300 past due from 2016 plus late fees and interest.

As there were no questions after the report was given, Treasure Myre moved and Secretary Holland seconded to accept the report. The motion carried unanimously.

**Nominations of Members for Election to the Board of Directors:**

There were two Board positions to be filled. The terms of Treasurer Myre and Member at Large Brown expired at the end of this meeting.

Nominations were opened by President Acres. Treasurer David Myre and Member at Large Nichole Brown volunteered to serve another term.

There being no other nominations from the members, nominations were closed by President Acres.

**Election Results and Announcement of New Board Member:**

Since there were two nominations and two vacancies, David Myre and Nichole Brown were elected to serve on the Board of Directors by acclamation.

**Homeowners Open Forum:**

No homeowners had any comments or concerns voiced.

There being no more concerns, it was announced that a BOD meeting would take place immediately following adjournment of this meeting.

There being no other business, President Acres adjourned the meeting at 7:15 P.M. by acclamation.

# Silver Cup Estates Homeowners Association, Inc.

Annual Meeting

March 8, 2017

## Management Report

### FINANCIAL

- Monthly financials from FVCmanagement provided for Board review
- Turner, Leins & Gold will file 2016 tax extension and will complete the 2014-2016 audit in 2017

### VENDORS

- County Waste trash providing weekly service. New 2017-2020 contract executed with no increase.
- A1 Lawn and Landscape will provide annual landscape maintenance with mowing on a 7-10-day cycle and requested mulching and turf applications of the common area. New 2017-2019 contract executed.

### GENERAL

- Vendor invoices paid on the 1<sup>st</sup> and 15<sup>th</sup> of each month.
- ARC applications reviewed and then provided to the committee.
- Processed new owners

Susan Rae Helander  
Managing Agent

First Virginia Community Management, Inc.  
59 Culpeper Street, Warrenton, Virginia 540-349-8220 [www.FVCmanagement.com](http://www.FVCmanagement.com)