

**Silver Cup Estates HOA Board of Directors Meeting**  
**FVC Management, 59 Culpeper Street**  
**Warrenton, VA 20186**  
**July 18, 2018**

**CALL TO ORDER:**

At 7:03 P.M. the meeting was called to order by President Kim Acres. The Association board members present were:

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

There were 5 homeowners from SCEHOA present (including board members) representing Lots 3, 25, 32, 45, and 48.

Ms. Susan Helander, Director of Management, FVCM, was also present.

**Homeowners Open Forum:**

The BoD requested, and final approval was received by Warrenton Public Works to have a “No Outlet” sign installed at the entranceway from Bear Wallow Rd on to Timberfence Pkwy. It will be installed as soon as Ms. Utility marks the lines. The initial cost approved by the BoD has been waived. It is hoped that the sign will decrease unwanted traffic into Olde Gold Cup and Silver Cup communities.

Also requested, approved and finally completed was the request to have the crosswalk lines repainted at the intersections along Timberfence Pkwy.

A request to have 4 way stop signs and crosswalk lines painted at the intersection of Silver Cup Dr. and Iron Bit Dr. was denied. It was hoped to further protect the children crossing the street especially during school days.

Ms. Hines reported there are vines growing in the trees again along Timberfence Pkwy.

A homeowner reported that the bear was back. It got into his back yard and got into their trash.

**Minutes from Previous Meeting:**

The Minutes from the March 7, 2018, BoD meeting were reviewed. Secretary Holland made the correction to the location of the meeting after the document handouts were printed. As there were no other corrections, the minutes were accepted as corrected.

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

Report highlights can be viewed at the end of these minutes.

**Financial Report:**

Secretary / Treasurer Holland reported there was one homeowner past due in paying their 1<sup>st</sup> half of the 2018 dues.

As of June 30<sup>th</sup>, 2018, there was a checking account balance of \$20,655.99 plus \$14,644.78 in Cash Reserves in the Association's Money Market. The total amount in the accounts at the end of June 30<sup>th</sup>, 2018 was \$35,300.77. There is \$8,190.00 in accounts receivable ending June 30, 2018.

Secretary / Treasurer Holland stated he checked Caliber before the meeting and there is now just \$5,200.00 in accounts receivable ending July 18, 2018 as several more homeowners have paid their 2<sup>nd</sup> half dues since June 30, 2018. Susan, FVCM, reported she had several more checks that have not yet been deposited.

As there were no questions after the report was given, Secretary / Treasurer Holland moved to accept the report. Vice President Carol Buss seconded the motion. The motion carried unanimously.

### **Committee Reports:**

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

Eric Treworgy, ACC Chair submitted his report to Secretary Holland. There were 4 new approvals since the last BoD meeting.

#### **Neighborhood Watch:**

Most houses on Iron Bit Dr. and some on Silver Cup Dr. had KKK propaganda literature delivered to them in little bags with Bird Seed. The distribution appeared random rather than targeting any specific recipients. Fauquier Time reported it started in Gainesville and were distributed to several communities along the way. The bags were weighed down with birdseed and possibly thrown from a vehicle. Agencies are investigating.

### **Unfinished Business:**

Shenandoah Landscape Services, Arborist Services, finished the flush cut and removed all the dead trees in the common areas. There is one dead tree at the end of Timberfence Pkwy that was missed by them; which they will have removed.

The combined Community Yard Sale on Saturday, June 09, 2018 was a success. There was a lot of traffic cruising thru looking for treasures. Thanks go out to Lisa Cutsail, our REMAX resident realtor agent, for sponsoring us again this year.

Susan from FVC Management and Secretary Holland conducted a walk-through inspection on June 10, 2018 and noted 20 mailboxes / post needed painting. Many that were painted were weathered, had broken red flags and or leaning. Also noted was one dead tree in the middle of a front yard and one homeowners yard was overgrown and not kept up to community standards. The findings were reported to the Board of Directors.

### **New Business:**

Assessments for the 2<sup>nd</sup> half of 2018 were mailed out at the middle of June 2018. Payment is due by 31 July 2018 and will be considered late and assessed a late fee on September 30<sup>th</sup>, 2018. Interest will also be assessed IAW Administrative Resolution 2013-1112COL.

President Acres and Secretary Holland discovered a large tree was cut down and another trimmed in the common area without consent of the BoD or the ACC. When the homeowner was asked why they cut the tree down, they stated it was half dead. Secretary Holland informed the homeowner the Association had just paid to have all the dead trees and limbs cut and removed and that tree was not identified. The homeowner said they would pay the cost to have a new tree planted but asked it not to be an evergreen. President Acres said it was reasonable and when the board meets they would vote to have a replacement planted and bill the homeowner. The homeowner said this was acceptable. FVCM will get estimates for a tree to be planted near the tree that was cut down by the homeowner.

FVCM will get with A-1 Landscaping to have the vines removed from the trees along Timberfence Pkwy.

As mailboxes are one of the focal points when driving through the community the BoD discussed having the BoD study the possibility of replacing all the old mailboxes / posts. Secretary Holland presented handouts and costs of new ones in similar design that the ACC has approved for some homeowners who had replaced theirs. Secretary Holland agreed to take on the task and get with the ACC to come up with a suitable replacement and provide an estimate of the cost to the HOA. The HOA will present to the Homeowners at the next annual meeting. The current thought is it would be paid for by funds currently in the checking account. To be fair, those homeowners that have already had theirs replaced will have a credit to their account for the 2<sup>nd</sup> half of the 2019 dues in the amount equal to what the cost is for a new one that is agreed on. FVCM will also be getting contractors who may also be able to buy them and or install the new ones.

The 2019 SCEHOA Budget Meeting is scheduled for Monday, November 5, 2018 at 7:00 P.M. The meeting will take place at FVC Management, 59 Culpeper Street Warrenton, VA 20186.

The next BoD meeting is scheduled for Wednesday, November 7, 2018 at 7:00 PM. The meeting will be held at First Virginia Community Management, 59 Culpeper Street Warrenton, VA.

There being no more business, President Acres adjourned the meeting at 8:06 P.M. by acclamation.

# Silver Cup Estates Homeowners Association, Inc.

Board of Directors Meeting

July 18, 2018

## Management Report

### FINANCIAL

- Monthly financials from FVCmanagement provided for Board review.
- 2017 tax returns filed.
- July statements mailed.

### VENDORS

- County Waste trash providing weekly service. New 2017-2020 contract executed with no increase.
- A1 Lawn and Landscape providing annual landscape maintenance with mowing on a 7-10 day cycle. Contract in place thru 2019.

### GENERAL

- Vendor invoices paid on the 15th and end of each month.
- ARC applications reviewed and then provided to the committee.
- Community inspections completed on 7.10.18 and report provided to the Board for their review and our direction.

Susan Rae Helander  
Managing Agent

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