

**Silver Cup Estates HOA Board of Directors Meeting  
Warrenton Police Dept – 333 Carriage House Lane  
Warrenton, VA 20186  
November 18, 2025**

**CALL TO ORDER:**

At 7:20 P.M. the meeting was called to order by President Holland. There were 7 homeowners from SCEHOA present (including board members) representing Lots 6, 26, 27, 32, 48, 49, and 54.

Newly elected board decided on role distribution as follows:

Richard Holland	- President
Steve Toske	- Vice President
Travis Rogers	- Secretary
Michelle Smiley	- Treasurer
James Brown	- Member at Large

**OPEN FORUM:**

- A homeowner asked if there was an insurance rider to cover tree damage from storms. President Holland checked with SCE's insurance company, Nationwide, and was informed there is no coverage.

**MINUTES FROM PREVIOUS MEETING:**

- Minutes from the Board of Directors' meeting on August 5, 2025, were presented for approval. There being no corrections, the Minutes were accepted by President Holland as written.

**FINANCIAL REPORT:**

- The financial report was reviewed at the Annual Meeting.
- Treasurer Smiley presented the 2026 proposed budget.

**MANAGEMENT REPORT:**

- CSM will send out the 1<sup>st</sup> half of the 2026 Association's Assignment around January 1, 2026.

- CSM will retire the VINE portal in January 2026. The portal is being replaced by the VANTACA Portal. The URL to register in the new system is: <https://home.csmhoa.com/login>.
- VANTACA is working on resolving the collection of assessments process to make it automated.

#### **COMMITTEE REPORT:**

- No new ACC requests.
- No Neighborhood Watch incidents reported.

#### **UNFINISHED BUSINESS:**

- Secretary Rogers renewed the GoDaddy website hosting for three years.
- The Association's Registered Agent (RA) renewed their contract and submitted the State Corporation Commission (SSC) License renewal.
- The 2025 Annual Membership Meeting Notice to homeowners, and the Proxy Form for the Board elections were mailed out on October 30, 2025.
- An HOA budget meeting was conducted on October 28, 2025.
- All our contracts renewed again this year, with an increase from 3 to 5 percent or more. We are still waiting for the Nationwide Insurance renewal.

#### **NEW BUSINESS:**

- President Holland moved to accept the proposed 2026 budget. Treasurer Smiley seconded the motion. The budget was approved by unanimous acclamation.
- CSM will send out 2026 Assessments around December 2025 to January 2026.
- The next Board of Directors meeting will be held on February 3, 2026.
- The next Annual Homeowners Meeting has been scheduled for November 17, 2026.

There being no other business, a motion was passed to adjourn the meeting at 7:41 P.M.