

Silver Cup Estates HOA Board of Directors Meeting
FVC Management, 59 Culpeper Street
Warrenton, VA 20186
July 20 2016

CALL TO ORDER:

At 7:05 PM 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
David Myre	- Treasurer
Rich Holland	- Secretary
Nichole Brown	- Member at Large

There were seven homeowners from SCEHOA present (including board members) representing Lots 3, 5, 25, 32, 34, 47, and 48.

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

Homeowners Open Forum:

There were no comments from the homeowners present.

Minutes from Previous Meeting:

The Minutes from the March 2, 2016, BoD meeting were reviewed. As there were no corrections, the minutes were accepted as written.

FVC Management (FVCM) Report: Ms. Helander's Management report highlights can be viewed at the end of these minutes.

Financial Report:

Treasurer Myre reported that as of 30 June 2016 there was a checking account balance of \$18,709.63 plus \$14,542.68 in the Money Market Account. The total amount in the accounts at the end of June 2016 was \$33,252.31.

Treasurer Myre reported that as of 30 June 2016 there was one homeowners past due in paying their 1st half of the 2016 dues and one that still owed a late fee. There are 32 homeowners who owe all or part of the 2nd half of the 2016 dues which gives \$9365.00 in accounts receivable as of 30 June 2016.

UPDATE: As of 19 July 2016, 17 of the 32 homeowners have paid their 2nd half dues and the homeowner who was late on their 1st half dues has paid.

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

Committee Reports:

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

Eric Treworgy, ACC Chair, was not able to attend the meeting and submitted a report. As of June 30, 2016, there were three ACC requests submitted since the last meeting. All three requests were approved.

Neighborhood Watch:

Secretary Holland had nothing to report.

Unfinished Business:

There was no cost to the HOA for the Yard Sale.

New Business:

Upcoming Silver Cup Estates Domain Name and WEB Hosting is up for renewal in January at a cost of around \$342.00 for three years. Secretary Holland request authority to renew in order to take advantage of any discounts offered around November – December. President Acres moved and Vice-President Buss seconded a motion approving the renewal purchase. The motion carried unanimously.

FVC Management was asked to get a new 3-year contract from A-1 Lawn and Landscaping and from two other Landscaping Companies. Current contract expires December 31st 2016. FVCM was also asked to get a proposal to have a Financial audit done for the years 2014 thru 2016 or just 2016. Proposals will be emailed to the BoD and be presented for approval from the Board at the next Budget meeting.

Assessments for 2nd half of 2016 dues are due to be paid by July 31st.

Discussion was had on the Town of Warrenton Planning Commission hearing a rezoning and special use permit on the parcel of land at the intersection of Bear Wallow Road and Norfolk Dr. The plan includes an Aldi Grocery store at the location which included the current Motel at the corner being demolished. There may also be town homes built at the location.

A Budget meeting is scheduled for October 19 2016 at 7:00 PM at the FVCM office.

The next BoD meeting is scheduled for November 9, 2016 at 7:00 PM at the FVCM office.

There being no more business, President Acres adjourned the meeting at 7:35 P.M. by acclamation.

Silver Cup Estates Homeowners Association, Inc.

Board of Directors Meeting

July 20, 2016

Management Report

FINANCIAL

- Monthly financials from FVCmanagement provided for Board review
- Turner, Leins & Gold processed 2015 tax returns and will complete the 2014-2016 audit in 2017

• VENDORS

- County Waste trash providing weekly service.
- A1 Lawn and Landscape providing annual landscape maintenance with mowing on a 7-10 day cycle and requested mulching and turf applications of the common area.

• GENERAL

- Vendor invoices paid on the 1st and 15th of each month.
- ARC applications provided to the committee.
- Processed new owners
- Worked with owner regarding drainage issues.

Susan Rae Helander

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