

**Silver Cup Estates HOA Board of Directors Meeting
FVC Management, 59 Culpeper Street
Warrenton, VA 20186
November 7, 2018**

CALL TO ORDER:

At 7:00 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, 6, 25, 32, and 48.

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

Homeowners Open Forum:

Mrs. Loock asked if there was anything the Board could do about RV parking in the street. President Acres advised that the streets in the community are public and there is nothing that can be done.

Mrs. Brown expressed a concern that small children crossing the road at the intersection of Silver Cup Drive and Iron Bit Drive were not checking for oncoming traffic. Reasonable Caution should be taken when entering in to the community onto Silver Cup Drive. Secretary Holland commented that a crosswalk at the intersection was denied earlier this year.

Minutes from Previous Meeting:

The Minutes from the July 18, 2018, BoD meeting were reviewed. As there were no corrections, the minutes were accepted as written.

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 all their 2018 dues. There are 2 homeowners that have not paid their 2nd have of the 2018 dues.

As of October 31st, 2018, there was a checking account balance of \$19,071.04 plus \$14,662.07 in Cash Reserves in the Association's Money Market. The total amount in the accounts was \$33,733.11. There is \$1,170.00 in accounts receivable ending October 2018.

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 2 new approvals since the last BoD meeting.

Neighborhood Watch:

A homeowner reported that their trailer parked on the road had its license plate stolen. The sheriff's department took a report and entered the plate number in the national database.

Unfinished Business:

There is one dead tree at the end of Timberfence Pkwy that was missed by Shenandoah Landscape Services which they will have removed.

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. The homeowner was contacted and agreed to pay for planting a new tree in the vicinity of the old tree. Quotes have been received and the tree will be planted as soon as FVCM signs the proposal of the one selected.

FVCM had A-1 Landscaping remove the vines from the trees along Timberfence Pkwy.

Secretary Holland discussed the possibility of replacing all the old mailboxes / posts in the community. Secretary Holland reported quotes had not yet been received. President Acres tabled the measure until the Annual meeting when quote(s) could be obtained.

New Business:

Budget: Treasurer Holland went over the proposed budget for 2019 starting there is no recommended increase. The budget was open for discussion. At the end of the discussion, Secretary / Treasurer Holland moved, and Member at Large Brown seconded that the 2019 Proposed Budget be approved keeping the HOA dues at \$600.00 per year. The motion carried unanimously.

Secretary / Treasurer Holland moved, and President Acres seconded to have FVCmanagement file a Warrant in Debt against the homeowner that has not paid all their dues for 2018. Also, FVCmanagement was directed to send a second demand letter for the two homeowners that have not paid their 2nd half 2018 dues. Demand letters will go out at the end of December or first part of January giving them 10 days to pay the balance of the 2018 and all the 2019 dues. Failure to pay will result in a Warrant in Debt to be filed on them also. The motions carried unanimously.

FVCM was asked to send out invoices the last week of December. Secretary / Treasurer Holland recommended homeowners should look at the amount due. Some owe late fees from previous bills paid late, and some have paid late fees when no late fee was due and have a credit. If your bill states a late fee has been assessed and you do not agree, get with FVCM to reconcile.

The next Annual Homeowners meeting is scheduled for Wednesday, March 6, 2019 at 7:00 PM, with an alternate date of Wednesday, March 13, 2019. A BoD meeting will immediately follow. Meetings will be held at the Warrenton Visitors' Center 33 North Calhoun Street, Warrenton, VA.

There being no more business, President Acres adjourned the meeting at 7:45 P.M. by acclamation.

Silver Cup Estates Homeowners Association, Inc.

Annual Members Meeting
Board of Directors Meeting
November 7, 2018

Management Report

FINANCIAL

- Monthly financials from FVCmanagement provided for Board review.
- July late fees assessed and late letters issued.
- 2019 Budget meeting November 5th.

VENDORS

- County Waste trash providing weekly service.
- A1 Lawn and Landscape providing annual landscape maintenance with mowing on a 7-10 day cycle.

GENERAL

- Vendor invoices paid on the 15th and end of each month.
- ARC applications reviewed and then provided to the committee.
- SLS to remove dead pine tree on Parkway.
- SLS and A-1 to provide proposal to install evergreens to replace those removed by owner in common area.

Susan Rae Helander
Managing Agent

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