

**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 1st 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.