

# **Silver Cup Estates HOA Board of Directors Meeting**

## **August 14<sup>th</sup>, 2012**

### **CALL TO ORDER:**

At 7:05 P.M. the meeting was called to order. The board members present were:

Randy Anderson	- President
Pete Cloutier	- Vice President
Nichole Brown	- Treasurer
Rich Holland	- Secretary
Kim Acres	- Member at Large

There were six homeowners from SCEHOA present (including five board members) representing Lots 3, 13, 32, 47, 48, and 55.

### **Minutes from Previous Meeting:**

The Minutes from the May 22<sup>nd</sup>, 2012, BoD meeting were reviewed. The minutes were amended to read "The board *discussed* over seeding and possible composting instead of "*intended*". The minutes were approved as amended by acclamation.

### **Financial Report:**

Nichole Brown reported that at the end of July 2012, there is an account balance of \$16,154.57 plus \$8,322.24 in Cash Reserves. The total amount in the checking account is \$24,476.81. The Board is considering rounding up the Reserve money to \$10,000.00 and putting it in to a CD.

There are three homeowners past due in paying the second half of the 2012 annual HOA dues, there are an additional five past due for all of 2012. All have been assessed a late fee. Included in the eight is one homeowner who is also behind part of the 2011 HOA dues.

A.R.M.I. was asked to move the \$50.00 amount under Grounds Maintenance – Entrance Area to the Community Events budget and to amend Grounds Maintenance as A-1 landscaping contract is \$11,696.00. The difference from the original amount will be added to Landscape Enhancement for a budget amount of \$1,129.00 thus keeping the same budget total of 12,825.00.

### **Committee Reports:**

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

Eric provided the report to the board. There were four requests processed all of which were approved. The average time processing was 6 days even while having to wait for additional information from one homeowner.

Rich Holland reported he will again start sending Neighborhood Watch e-mails as he gets them.

### **Management Report (A.R.M.I.):**

Trey, passed out the Compliance Report showing the results of the community inspection that Fred said would take place after the last BoD meeting May 22<sup>nd</sup>. The Board discussed the fact that the inspection was done on June 22<sup>nd</sup> and letters went out on the violations on or about August 10<sup>th</sup>. Some of those items may have already been resolved before the letters went out.

Trey discussed new regulations affecting associations in Virginia effective July 1<sup>st</sup> 2012. The new regulations require the Association to establish a written process for resolving association complaints from members and citizens. A.R.M.I. had their attorney draft two policies to be reviewed and adopted by the Board.

Policy Resolution No. 2 is ASSOCIATION COMPLAINT PROCEDURES (for resolving certain complaints from members and others). This policy was reviewed by the board and after some discussion; Pete Cloutier moved to adopt Policy Resolution No. 2. Kim Acres seconded the motion. The motion carried unanimously.

Policy Resolution No. 3 is ACCESS TO ASSOCIATION BOOKS AND RECORDS (establishing guidelines and procedures for requests to examine and/or copy Association books and records). This policy was reviewed by the board and after some discussion; Randy Anderson moved to adopt Policy Resolution No. 3. Pete Cloutier seconded the motion. The motion carried unanimously.

The Virginia Memorandum outlining the requirements which includes questions and answers along with both Policy Resolutions adopted will be posted on our WEB site. They will also be presented for recordation at the clerk's office.

#### **Old Business:**

The Weed Control application was completed and billed.

The approved change to the Covenants was presented for recordation at the clerk's office and will be posted on our WEB Site. Every homeowner should have received a copy in the mail.

The board decided not to proceed with over seeding and composting this fall. Rich will get with A-1 to see about applying a credit to our contract as money for mulching was not used in order to have money for the possible over seeding.

#### **New Business:**

A.R.M.I. will get with SDI - County Waste to get a new contract. They will also provide the Board with their proposal for the new year.

The next Silver Cup Estates Board meeting is scheduled for November 13<sup>th</sup>. It will be held in the conference room at A.R.M.I. The new Budget will be presented and approved.

#### **Homeowners Concerns:**

No concerns were offered.

**There being no more business, the President adjourned the meeting at 7:50 P. M. by acclamation.**