

Silver Cup Estates HOA Board of Directors Meeting
November 12, 2014
Location: FVC Management, 59 Culpeper Street
Warrenton, VA 20186

CALL TO ORDER:

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

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

There were five homeowners from SCEHOA present (including board members) representing Lots 3, 13, 32, 34, and 48.

Others in Attendance: Representing FVCmanagement: Bonnie Bogert, Assistant Portfolio Manager, and Cynthia Gale, Director of Education and Compliance.

Homeowners Open Forum:

Nichole Brown reported that someone has repeatedly opened the gate in the back yard fence and their dog has gotten out. It was reported and they now secured the gate with a lock.

Minutes from Previous Meeting:

The Minutes from the August 12, 2014, BoD meeting were reviewed. As there were no corrections, the minutes were accepted as written.

FVC Management (FVCM) Report:

Ms. Bogert reported that Treasurer Myre signed the new 2 year contract from A-1 Landscaping. The contract is for \$11,340.00 for mowing and a separate line item for mulching of deciduous trees in the amount of \$975.00 per year. The contract includes additional line items should the Association choose to choose the optional services.

Ms. Bogert reported that Fauquier County Department of Community Development has received a response from SYG stating they agree to replace the dead/dying/and 14 previously removed trees identified by the Association and fix the erosion issue behind lot 25. SYG will also look at the trees along Timberfence highway that have vines growing in them to determine the health status. Once the work has been completed they will follow up with a meeting on site with FVCM and Secretary Holland.

Financial Report:

Treasurer Myre reported as of October 31st 2014 there is one homeowner past due in paying all or part of their 2014 dues. This is the homeowner that has a judgment against them and is paying thru our Attorney.

On October 31st there was a balance of \$395.17 in outstanding dues with late fees and interest for 2014.

As of October 31st 2014, there was a checking account balance of \$11,520.30 plus \$14,075.15 in Cash Reserves in the Association's Money Market. The total amount in the accounts at the end of October 2014 was \$25,595.45. There is \$384.60 in accounts receivable for the remainder of 2014.

Treasurer Myre moved, and Secretary Holland seconded that the Financial Report be accepted as given. The motion carried unanimously.

Treasurer Myre went over the proposed budget for 2015. After discussion he moved, and Kim Acres seconded that the 2015 Proposed Budget be approved keeping the HOA dues at \$600.00 per year. The motion carried unanimously.

Committee Reports:

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

The Report was given by Secretary Holland that the ACC approved two new requests since the last BoD meeting.

Neighborhood Watch:

Secretary Holland had nothing to report.

Unfinished Business:

Lot Inspections: Secretary Holland sent two separate emails addressing the mailbox and shutter issues to homeowners identified on the report. Additionally Secretary Holland did visit all but one of the other homeowners that had separate items needing attention. Upon a walk through to check on progress, there are only 3 homeowners that have not yet painted their mailboxes and two that still need to take care of their shutters.

Legal Fees: FVCM contacted our attorney and they discovered we had been overcharged \$168.00 and we will be reimbursed.

Entrance way sign: There is a balance of \$671.00 for not doing the tree mulching this year. FVCM received a quote from A-1 to remove the plants and shrubs in front of the sign and repair the loose stones for a cost of \$730.00 The work has been completed. We will owe a balance of \$59.00 to A-1 for the work.

New Business:

There was discussion on how to proceed in getting the final payment due from the home owner that is behind on their dues. The Board directed FVCM to send notice to Rees Broome asking them to suspend all collections activities.

FVCM was instructed to obtain proposals for attorneys that can assist with collections. They will be providing the BoD more information as soon as they received it.

Notice of the change in contact for the collections account will be sent to all known addresses of the delinquent owner.

The next Silver Cup Estates Annual and BoD meeting has been tentatively scheduled for March 3rd 2015 with a snow date of March 10th 2015.

There being no more business, President Acres adjourned the meeting at 8:45 P.M. by acclamation.