

**Silver Cup Estates HOA Annual Meeting  
American Legion Post 72 – 345 Legion Drive  
Warrenton, VA 20186  
October 14, 2021**

**CALL TO ORDER:**

At 7:05 P.M. the meeting was called to order by President Treworgy with a quorum established and verified by FVC Management. There were 14 homeowners present (including board members) representing lots 3,4,8, 12, 26, 27, 32, 34, 40, 44, 48, 49, 53, and 54 along with 6 validated proxies representing Lots 5, 21, 29, 46, 47, and 51 for a total of 20 homeowners.

The following board members were present:

Eric Treworgy	- President
Terry Mitchell	- Vice President
James Brown	- Treasurer
Travis Rogers	- Member at Large

Susan Helander, Director of Management FVCM was present.

**MINUTES FROM PREVIOUS MEETING:**

The minutes to the March 6, 2019, Annual Silver Cup Estates HOA meeting was not available for review and approval.

**Nominations of Members for Election to the Board of Directors:**

There was one Board vacancy to be filled as Brent Olson, the current secretary who was not present at the meeting, decided not to seek election. President Treworgy said that if there were enough volunteers, he would step down and not run for election. Vice President Mitchell followed saying he would also step down and not run for election if there were enough volunteers.

President Treworgy asked if there were any volunteers. Kim Acres spoke out and volunteered to serve followed by Rich Holland. Knowing that Michelle Smiley also wanted to serve, her husband was asked if he knew that for sure. He said yes, but she was going to be late to the meeting because of a prior meeting commitment so he offered her name as a volunteer. There were no other nominations from the members.

**Election Results and Announcement of New Board Member:**

There were five vacancies and five volunteers, since President Treworgy and Vice President Mitchell decided not to run for election. Therefore, Kim Acres, Rich Holland, Michelle Smiley, Travis Rogers, and James Brown were elected to serve on the Board of Directors by acclamation. Terry Mitchell said that he wanted a member vote. Comments were made that the election had already been taken, but Susan asked for a show of hands of the members present that wanted the volunteers to serve on the Board of Directors. A show of hands showed that the election by acclamation stood.

## **Financial Report:**

### **Summary of Account as of September 30, 2021:**

Treasurer Brown reported that there is \$15,536.00 in the bank and that \$13,000 was spent out of Reserves to the Landscapers to remove all the dead trees and down branches in the common areas because of storm damage. An insurance claim was filed, and he hopes the Association gets back about \$12,000. He explained the difference between the board being authorized to increase the budget by 5% and the request to the membership to get a 10% increase in dues which requires a 2/3<sup>rd</sup> approval by the membership. Treasurer Brown said there were some homeowners that floated the idea of a \$100.00 increase. As of this meeting that threshold had not been met.

There was a great deal of homeowner's comments on both the 5% and 10% increase to the budget. The treasurer went over the budget items explaining that the 5% was needed to meet budget requirements for 2022. Any excess money will pay for tree stump removal along Timberfence Parkway. If a 2/3<sup>rd</sup> majority of the homeowners were achieved for a 10% increase the money would be used to plant trees along Timberfence Parkway. Treasurer Brown gave an estimate of \$10,000 to plant the trees. There was discussion on a suggestion that a Special Assessment might be a better way to go to get the required trees planted. The Management Company (FVCM) reported the Association was required to maintain the tree/landscape buffer on Timberfence Parkway. Kim Acres said we could continue this discussion at the Board of Directors Meeting.

The Board said the new budget approval decision will be discussed at the Board of Directors meeting immediately following the Annual meeting.

### **Homeowners Open Forum:**

Rich Holland advised the new webmaster, Travis Rogers of broken link issues. Rich will send an email to Travis outlining those he found.

A homeowner made comments about cracks in the road along Silver Cup Drive and Iron Bit Drive where weeds grew over ankle deep. Homeowner reported that VDOT has the responsibility for maintenance but due to budgetary constraints they suggested the homeowners take care of the weeds themselves. FVCM will check with VDOT. They will come out to fix potholes or fallen trees.

A homeowner reported there was a huge dead tree behind Lot 33 that if it falls could land on their fence and the neighbor's fence. Further comments showed that there could be an issue to remove it as the fence along the rear of Lot 35 appears to encroach on HOA common area. FVCM will look at the issue and report back to the

Board. Comments from homeowners continued as to why stumps needed to be removed and new trees planted along Timberfence Parkway and which Due's increase would be voted on at the Board meeting to follow. Also, if trees are to be planted what kind of tree would be approved. This topic will be discussed at the Board meeting.

There being no more concerns, a BoD meeting will take place immediately following the Annual Meeting.

There being no other business, a motion passed to adjourn the meeting at 7:40 P.M.