

**Silver Cup Estates HOA Board of Directors Meeting  
Warrenton Police Dept – 333 Carriage House Lane  
Warrenton, VA 20186  
October 24, 2022**

**CALL TO ORDER:**

At 7:20 P.M. the meeting was called to order by VP Holland with a quorum established. There were six homeowners from SCEHOA present (including board members) representing Lots 5, 6, 27, 32, 48, and 54.

**Appointment of the Board of Directors Officers**

VP Holland suggested that the Board keep their current positions.

All agreed. VP Holland moved that all officers remain in their current positions. The motion was seconded by Treasurer Smiley. The motion carried.

**The following board members were present:**

Rich Holland - Vice President (VP)  
Michelle Smiley - Treasurer  
James Brown - At Large - Called into the Meeting

**OPEN FORUM:**

Discussed at the Annual Meeting

**MINUTES FROM PREVIOUS MEETING:**

Minutes from the Board of Directors' meeting on August 22, 2022, were presented for approval. Since there were no corrections, VP Holland accepted the minutes as written.

**CSM Management Update from VP Holland:**

- CSM has agreed to extend our contract ending March 31, 2023, to December 31, 2023, at the current contract rate.
- CSM will assess late fees on seven homeowners who have not paid their 2022 assessments up to date. Six of those will be sent Late Notices. The BoD will initiate a Warrant in Debt to the seventh homeowner.

**Financial Report:**

The financial report ending September 30, 2022, was given by Treasurer Smiley at the Annual Meeting.

**Committee Reports:**

- Neighborhood Watch

VP Holland reported Lot 1 owner reported that on October 11<sup>th</sup> between 1:30am-2:00am someone tried to break into their car. The car was locked, and alarm system set. They notified the sheriff's department.

- ACC

Eric Treworgy presented the Architectural Control Committee (ACC) report. One application

was received and approved.

**Unfinished Business:**

- There is limited access to large dead tree behind Lot 33 due to Lot 35 fence encroaching on HOA common area. The owner submitted an ACC request to move the rear fence line to the lot's rear property line. The request was approved.
- Treasurer Smiley presented a proposal to do an audit for 2021.
- VP Holland gave an update on the Yard Sale on September 17, 2022. A 2023 Spring Yard sale may be scheduled.

**New Business:**

- VP Holland presented two landscaping contracts and briefed on the GFL contract. After discussion, VP Holland moved to accept the A-1 landscaping contract, the HOA Audit Proposal presented by Treasurer Smiley, and the GFL contracts when received/negotiated.

The motion was seconded by Member at Large Brown and carried unanimously.

- Treasurer Smiley presented the 2023 budget proposal which had no increase for CY 2023.

After discussion, VP Holland moved to accept the 2023 Budget Proposal. The motion was seconded by Member at Large Brown and carried unanimously.

- VP Holland motioned to approve Secretary Rogers' request for reimbursement for the Association's website Hosting Renewal. Treasurer Smiley seconded and the motion carried unanimously.
- VP Holland will schedule the next Annual Homeowners Meeting with WPD for either November 13, November 6, 2023, or November 20, 2023, in that order.
- VP Holland confirmed the upcoming Silver Cup Estates Board of Directors Meetings scheduled for January 30, 2023, at the WPD Training Room.

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