

**MINUTES OF
CHESTERFIELD MEWS COMMUNITY ASSOCIATION
Regular Meeting of the Board of Directors
January 27, 2015**

Call to Order: The monthly meeting of the Chesterfield Mews Community Association board of directors was held at the home of Kevin Noca, located at 3159 Readsborough Court, Fairfax, Virginia. The meeting convened at 7:39 p.m. Gordon Silcox presided and Bill Saint took minutes as secretary.

Board Members in Attendance:

Kevin Noca	Bill Saint
Robert Parker	Gordon Silcox
Patrick Raitt	John Whitlock
Brian Saal	Jimmy Xu

Community Members in Attendance: Helen Fortner of Eakin Park, Emilie Brundage of Readsborough Court, Marcie Foster of Eakin Park, and Bill Caldwell of Eakin Park.

Approval of Minutes: The minutes of the December 9, 2014 board meeting were reviewed. A motion to approve the minutes as submitted was made, seconded and carried.

Guest: Gregg Basse, Area Manager for Professional Grounds, was introduced. He was invited to the meeting to meet Board members, give a short overview of the Professional Grounds enterprise, and answer Board member questions.

Open Forum: Community members interest in attending was related to pending parking issues.

Treasurer's Report: Jimmy Xu reported that much progress in collecting overdue fees was registered during 2014. Also, the financial audit for the fiscal year 2013, which ended on April 30, 2014, has been completed with clean opinion from the independent auditors. In addition, federal and VA state tax returns for 2014 have recently been filed. The current financial position of the association continues to be strong and expenditures remain under budget at this point in the fiscal year.

Committee and Work Area Reports:

1. Grounds Working Group: The Group's monthly report was distributed, but raised no issues for discussion.

2. Grounds Liaison: Bill Saint reported that a double-wheeled vehicle continues periodically to drive over the landscaping shrubs while making a U-turn at Kelly Circle, and that the Grounds Working Group will be removing the lower limbs of the river birches between Lower Eakin Park and Readsborough on January 30th to encourage better turf development under the trees.

Board of Directors Meeting Minutes

3. *Architectural Control*: New issues were not urgent, and will be addressed at the February meeting.

Old Business: *Parking Study*: Kevin Noca presented a spreadsheet which categorized the 23 resident opinions – not votes – regarding the various options for addressing parking issues in the community that had been communicated to the Board. He noted that the Board-contracted study of the situation by a professional engineer had been posted on the website and hard copies made available to residents on demand. A special flyer summarizing the study and urging residents to express their preferences for various possible scenarios for action (and their estimated costs) had been distributed to each housing unit. It was stressed that the 23 respondents were probably those most comfortable communicating in English and using email to do so. Thus, the responses are not a representative sample of the community. The 23 opinions submitted are equivalent to approximately 15 percent portion of the community’s 150 housing units.

It was moved and seconded that the Board pursue Scenario 1 (do nothing; maintain the status quo) as laid out in the engineer’s study. Following considerable discussion, this motion was defeated by a vote of 6 – 2. Subsequently, it was moved and seconded that the Board pursue Scenario 4 of the engineer’s study (that is, to create up to 17 new parking spaces at the upper end of Readsborough, along Guysborough, and along lower Eakin Park). In further discussion, it was pointed out that the operative word in the motion is “pursue” as opposed to “implement.” It was recognized that in the pursuit of this goal, considerations of higher than anticipated costs or unexpected technical challenges could prompt the Board to scale down the aspirations of Scenario 4. The motion to pursue Scenario 4 was approved with a vote of 5-3.

Board members Robert Parker and Patrick Raitt then volunteered to undertake the effort to obtain approval of the proposed changes from the Fire Marshal as the first step in carrying out this decision.

New Business: *Professional Grounds contract*: Accepting the recommendation of the Grounds Working Group, which had reviewed and revised the proposed grounds maintenance contract with *Professional Grounds* for 2015 – 2017, a motion to approve this contract was made and seconded. The Board voted unanimously to approve this contract. Notably, the contract locks in price increases of only 2 percent over the three-year period.

Next Meeting: The next board meeting is scheduled for February 24, 2015, at 7:30 p.m. at the home of Gordon Silcox, located at 3159 Colchester Brook Lane.

ADJOURNMENT: There being no further business to come before the meeting, upon motion duly made and unanimously carried, the meeting was adjourned at 9:31 p.m.


Secretary

February 24, 2015
Approved