

MINUTES of
CHESTERFIELD MEWS COMMUNITY ASSOCIATION

Regular Meeting of the Board of Directors

April 11, 2019

The Virginian, 9229 Arlington Blvd., Fairfax, Virginia

Board Members in Attendance:

Patricia Trillet

Helen Fortner

Matthew Pepper

Marcie Foster

Bill Saint

Margaret Kerr-McKown

Board Members Absent: Emilie Brundage and Zhao Yan

Others Present: Mary L. McGarvey, community member and Steve Shaw, representing the Association's management company, Select Community Services.

Call to Order: The monthly meeting of the Chesterfield Mews Community Association Board of Directors was called to order at 7:30 p.m. by Patricia Trillet who presided. Margaret Kerr-McKown recorded the minutes. A quorum of directors being present, the meeting proceeded with business.

Open Forum: Mary L. McGarvey spoke about landscaping in the community.

Approval of Minutes: A motion to approve the Minutes of the March 18, 2019 Board meeting, as amended, was made by Patricia Trillet, seconded by Bill Saint. Vote was taken. Motion passed unanimously.

Treasurer's Report: Helen Fortner reported

1. *Financial Statements:* Financial statements were presented and discussed by the Board.

- A motion was made to raise Association Homeowner dues for the coming fiscal year (5/1/19-4/30/20) to \$1,312.80, this is an increase of 2.522% over the current dues. The semiannual payments would be \$656.40 payable in May and November 2019. This increase is the maximum authorized by Association documents and is based on the Department of Labor Consumer Price Index increase in October 2018 over October 2017 published in the Table "All items in US city average, all urban consumers, not seasonally adjusted" issued in October 2018. Made by Treasurer, Helen Fortner, seconded by Patricia Trillet. Vote was taken. Motion passed unanimously.

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- The Board discussed of current rates of return on Association funds and the possibility of higher rates of return. A motion was made to direct the community's property management company, Select Community Services, to create a Money Market account in the amount of \$250,000.00 with Congressional bank funded by transferring \$170,000.00 out of the Reserve Funds from the existing money market account (Access National Bank MM-3155) and \$80,000 from operating funds. The motion was made by Treasurer, Helen Fortner, seconded by Patricia Trillet. Vote was taken. Motion passed unanimously.

Unfinished Business:

1. *Upper Readsborough Court RFP Proposals:* Recently received bids were presented and discussed by the Board.
2. *Revision to Association documents regarding courtyards:* The Working Group is confirming language and will report progress at the next meeting.
3. *Paving:* Bill Saint reported that he and Margaret Kerr-McKown walked the community with Bob Brown, P.E. with J2 to view the current condition of the paving. Mr. Brown will have more information available for Board review by the end of April.

Committee and Work Area Reports:

1. *Grounds:* Bill Saint reported on several areas of activity around the community. A chief area of concern is the condition of the maple trees along Readsborough Court. The arborist reported indications of disease in most of the trees that will result in the trees dying.
2. *Architectural Control Committee:* No report.
3. *Communications:* Marcie Foster reported that the Spring newsletter is in draft form and will be out in the next few weeks.

New Business:

1. *Annual Meeting Preparations:*
 - *Budget:* A draft budget was presented and discussed by the Board. The next Board meeting on 20 May will be a special meeting to finalize the 2019-2020 fiscal year budget.

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Next Meeting: A special board meeting is scheduled for 20 May at 7:30 p.m. at The Virginian, located at 9229 Arlington Blvd., Fairfax, Virginia

ADJOURNMENT: There being no further business to come before the meeting, upon motion duly made and unanimously carried the meeting was adjourned at 9:43 p.m.



Margaret Kerr-McKown

6 June 2019

Approved