**MINUTES OF**

**CHESTERFIELD MEWS COMMUNITY ASSOCIATION**

**Regular Meeting of the Board of Directors**

January 22, 2013

**Call to Order**: The monthly meeting of the Chesterfield Mews Community Association board of directors was held at the home of Bob Parker located at 3187 Readsborough Court, Fairfax, Virginia. The meeting convened at 7:35 p.m. President Robert Parker presided and secretary Gordon Silcox took minutes.

**Board Members in Attendance:**

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| Jo Ann AndrenRoss Bankson Margaret Kerr-McKownNancy MinterKevin NocaRobert ParkerBruce Pincus Brian Saal Gordon Silcox  |

**Community Members in Attendance:** None

**Approval of Minutes:** The minutes ofthe **November 27, 2012,** board meetingwere reviewed. A motion to approve the minutes as submitted was made, seconded and passed.

**Treasurer’s Report:** Bruce presented the report for January and stated his intention to submit the 2013-14 budget at the March board meeting. Copies of the 2012 Condition Assessment and Reserve Fund Plan Update are available from Bob.

**Committee and Work Area Reports:**

* *Grounds Liaison*: Jo Ann reported that the snow contract with Professional Grounds has been executed. She has asked Professional Grounds for items recommended for attention this spring.
* *Grounds Working Group*: Margaret reported on the status of the tree removal request by a homeowner on Colchester Brook Lane and will check with our Chadwick attorneys concerning liability issues in the event of property damage.

Margaret led a discussion on the 495 Express Lanes Community Grant Program, whereby Transurban Group, a toll road owner/operator, and Fluor Corporation are partnering to support communities located near the Express Lanes Project corridor. Small grants to nonprofit organizations will be offered to promote neighborhood safety and aesthetics and to enhance the environment. The board agreed to investigate requesting a grant.

**Old Business:** Nancy reported on her discussion with the Chadwick attorneys about sending to homeowners a letter concerning ACC rule violations. We have paid over $300 to determine whether it is currently legal for us to fine for ACC violations.  Mr. Chadwick advised that the HOA is currently not allowed to fine for ACC violations and a recent Supreme Court ruling would probably conflict with the CMCA instituting fines for ACC violations.  Further, if the Covenants were to be re-written and approved by the required number of signatures (estimated cost: $5,000 - $6,000) a fining program could be instituted.  The Board rejected rewriting the Covenants at this time.

**New Business:** After discussion, Kevin moved to approve the expenditure of $140 to renew the HOA Internet domain registration for five years plus two additional years at no charge. The motion was seconded and passed.

Kevin reported that that the homeowners’ welcome kit is available to new residents and will also be posted on the HOA web site.

After discussion, Nancy moved that a section of curb near the mailbox on Upper Eakin Court be painted yellow. The motion was seconded and passed.

Bob proposed that at the May board meeting the Architectural Control Committee present for approval a draft outlining “reasonable restrictions” for solar installations as permitted by Virginia law.

Bruce reported that he has written to the Fairfax County Police Department, granting our HOA’s approval to enforce the County Leash Law and other animal control laws on the private property of the Association.

Gordon requested authority to spend no more than $300 for a Stop sign and post to be installed at the intersection of Guysborough and Blairmore. A motion was made to approve the expenditure, was seconded and passed.

The next board meeting is scheduled for February 26, 2013, at 7:30 pm at the home of Kevin Noca, located at 3159 Readsborough Court.

ADJOURNMENT: There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried the meeting was adjourned at 9:07 p.m.

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| Gordon Silcox Secretary  |  February 26, 2013Date of Approval  |