

**Malvern Club, Inc.**  
905 Malvern Drive  
Malvern VA 22727  
<http://malvernofmadison.org/>

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Minutes: Board of Directors Meeting, Thursday, October 9, 2008

Meeting called to order 7:00 p.m. by President Jerry Monnat

Board members present: Jerry Monnat, Ed Johnson, Pat Kaplon, John Haines, Barbara Flynn

Members present: Don Nicholson, Kemper Deane, Gary and Karen Pilkerton, Ceil and Rick Collins, Joe Graham, Claire and Bob Anderson, Jason Woodward, Steve Reed, Wallace Harvey

**Secretary/Public Relations:**

1. The board approved the September 11 minutes.
2. Barbara said she had some Proxy forms if anyone needed one and would also place some at the mailbox.
3. In Frank Sargent's absence, she read a note from him: Thanks to Don Nicholson and Rick Collins for volunteering to help repair erosion of the ditch on Lot 160.

Jerry opened the meeting noting the many compliments he had received from Malvern members who were very pleased with all the work the volunteers had done during the past weekend. In particular, the sign at the entrance received lots of compliments, with the hope that the mailbox area would be painted too, using similar colors. Karen responded that there were plans to do so.

**Treasurer's Report:**

1. September income totaled \$7,638 (most of this came from special assessments). Expenses totaled \$6,401; total cash available \$51,921. Our income will go down beginning in October because nearly all dues have been paid, with the exception of three home owners. Ed noted that he just received some bills (about \$200) from the volunteer weekend.
2. Budget approval procedure: Two written ballots will be required; one to incorporate the special assessment into regular dues and one for approval of the proposed capital improvement expenditures. Approval requires a vote of two-thirds or more of the votes of members voting either in person or by proxy. Budget approval requires a majority vote. By-laws require members to either adopt the budget proposed by the Board of Directors, or amend it and adopt it as amended. Ed suggested that Jerry arrange ahead of time for people to distribute, collect and count the ballots.

**Architectural Committee:**

1. No new applications.
2. **Rules Committee report:** Pat said they are in the process of reviewing covenants, and bringing them up to date if deemed necessary. Frank Sargent will take the place of Flora May who can no longer serve. The Committee has completed the study of the Deed of Dedication and addendums, have finalized their proposals for covenants to be updated or amended, and hope to add one new covenant concerning livestock. The Committee will present its findings and recommendations to the Board for approval and will then hope to have them ready for membership approval at the April annual membership meeting.

**Common Areas and Lake:**

1. Painting of the sign at the entrance has been completed, the wood on the dock has been stained, and mulch was put at entrance and around clubhouse. Boards on the dock have not been replaced; they

were stained in hopes they might last longer. Plan to stain the legs of newspaper cubbies and all bare wood at mailboxes with same color as playground equipment stain, repaint the fence in a complimentary color, paint the outside mailbox building a dark green. Karen said she has volunteers willing to work beautifying the circle at the lake and to donate shrubberies. Jerry said to go ahead with the work if the volunteers are willing to do this and there is little cost.

#### **Clubhouse and Pool:**

1. John continues to pursue getting a written estimate for resurfacing of pool, caulking and replacing tile. Pool will have to be drained and refilled which may be an additional cost. He was told that because of pH changes from resurfacing the pool, we would be better off to wait to have it all done in mid-March. A volunteer will do caulking and John received that material on Friday – cost was \$470.

2. Keys to clubhouse: (a) A card swipe system ranges from \$150 to \$500, depending on which system we choose. We could possibly buy equipment ourselves and do it. Replace cards as needed. Bob Anderson said they tried this about 3 or 4 years ago and it just didn't work. It may have been the brand they used and the systems may be better now. (b) Rick Collins suggested several other alternatives which he agreed to research.

3. Pool gate: looks much better than previously. John suggested we might want to add piping at base of fence and take away the flex in fence – cost would be around \$1,000 with installation. Again, we can do ourselves, just buy materials, brackets. [John noted that he has had trouble this year getting people to come out and give us estimates on different jobs; he feels this is in part because we often do not follow through and end up with volunteers doing work that has been suggested and estimated. He said he thinks using volunteers is great, but he feels some things are better done by people who do it for a living.]

4. Bob Anderson asked John how long the pool cover will last. John said the estimate to replace it was around \$4,000 so it will last as long as it has to. Pool bottom drain needs to be replaced with a new safety-approved drain and, because this is a commercial pool, we need to purchase a device that fits over the filter – a safety valve attached to the pump system – and have it installed either by a volunteer or professional.

5. Karen asked if it would be more economical to go with an ozone or salt water treatment rather than chlorine. John said he would research these alternatives.

#### **Roads:**

1. Ed reported that he, Frank Sargent and Rick Collins had already put up 18 signs; there are 16 more to do. They need to call Miss Utility before some of them are put up; materials are on site. Signs are high, but are in accordance with VDOT regulation.

2. Regarding the dam, Ed says the state inspection needs to happen soon. Gentry has been doing inspection for a number of years; Ed will contact him. Some urgency because application is due to state by end of December. Neither Ed nor Frank noticed wet spots when they were up there working. Kemper Deane noted that things have been pretty good up there since work was done.

3. Culvert: Don Nicholson suggested Robert Huffman as a possible person to do the work. He will contact him and get back to Rick Curtin or Ed.

#### **New Business:**

1. Jerry noted two separate issues regarding livestock: (a) a member wanting to raise lambs for a 4H project, and (b) another member extremely angry over the increase in dues and saying that if this happens, she intends to raise livestock on her property. Discussion regarding previous Board actions, inconsistency with residential community living and zoning requirements for housing of animals are precedents for prohibiting the raising of livestock within Malvern. The Rules Committee intends to work on a new covenant concerning livestock.

2. Pat and Karen said that the Rules Committee was asked for clarification of the Clubhouse Rental Policy relating to membership group activities versus member's private activities and holidays, charges and conflicts relating to dates of rental. The Rules Committee met on October 8, 2008.

After reading the covenants relating to members' rights to use the common facilities and the Policy on Reservations And Use Of The Clubhouse And Club Facilities as of June 2006, the Rules Committee agrees that the **intent** of the policy is: (a) rentals by members are on a first come, first serve basis; (b) for a rental by a member where attendees are Malvern residents **only**, there will be no charge; (c) for a rental by a member for personal use, i.e., a resident invites his or her family members, friends, co-workers – a \$50 deposit will be required, along with a \$60 per-day rental fee, and (d) no Malvern member can "sponsor" a non-resident to have a party or function at the Clubhouse. The Committee recommends that the Clubhouse Committee consider modifying the current rules in accordance with these recommendations, as well as raising the rental fees.

**Old Business:**

Regarding ongoing complaint issue: Pending the outcome of an inquiry to the State Liaison for homeowner's associations, the Board decided to proceed with fining the homeowner who continues to violate several of Malvern's covenants. In addition, Jerry directed Pat and Karen to make inquiries as to the viability of obtaining a Board of Supervisors injunction for the homeowner's apparent violation of zoning ordinance requirements.

**October 2008 Malvern Work Weekend**

On October 4<sup>th</sup> and 5<sup>th</sup> we had another very successful work weekend. I wish to thank the Board for submitting a priority list of chores to be done and for funding the supplies to complete the work.

We had beautiful weather and a happy, hard working crowd of 18 volunteers. The additional benefit is in getting to know our neighbors better while having fun. Thank you, Frank Sargent, Rick Curtin, Ed Johnson, Joe Graham and Barbara Flynn, Ceil and Rick Collins, Norm and Kathy Hensel, Wallace Harvey and Diane Cross, Gary Pilkerton, Angie Wiseman, Ed Harris, Chas and JoAnn Egen, Jason Woodward, Don Nicholson, Caroline Busick.

I plan to continue the Malvern Work Weekends each spring and fall to maintain and beautify our community. Please look for notices on our bulletin board and in our publications so that you and your family can participate.

Karen Pilkerton, Volunteer Coordinator

Meeting adjourned at 9:05. Next meeting will be Thursday, November 8 at 7:00 pm.  
Submitted by Barbara Flynn, Secretary