

Malvern Club, Inc.

905 Malvern Drive
Malvern VA 22727

<http://malvernofmadison.org/>

Minutes: Board of Directors Meeting, Thursday, April 9, 2009

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

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

Members present: Diane Cross & Wallace Harvey, Joe Graham, Don Nicholson, Karen & Gary Pilkerton, Ceil & Rick Collins, Cathy & Norm Hensel, Jason Woodward, Claire & Bob Anderson

The Board approved the March 12 minutes.

Secretary

Barbara thanked Pattie Rees and Ed Johnson for their help in getting the Communicator out.

Treasurer

1. Current bank balances total \$122,792. March income was \$48,312.39.
2. Expenses were \$6,568. Major costs items were \$2,244 for insurance. For the pool, \$2,339 for skimmer down payment and completed work for drains. A total of \$1,298 was paid for fuel oil: \$852 of this amount was for February and \$446 was for March.
3. 220 lots have paid 2009 dues to date. The remaining 14 lots were sent overdue notices on April 8, 2009. Of the 220 lots paid, 94 have paid the entire \$525 annual assessment, 126 have paid only the first installment of \$300 and 99 have paid \$20 for the pool key.

Architecture

1. Pat reported that the house with the unapproved tree house has been sold. Settlement is April 27. Pat has been told by the buyer that the tree house will be removed.
2. She said she had a request for a tool shed to be built. The Architecture committee is meeting next Wednesday to discuss this matter.
3. She also reported that there has been one fence dispute between neighbors. We hope the two parties will be able to resolve this issue. There has been no written complaint.

Common Areas and Lake:

1. Regarding the dam: Ed asked for a topography to be shot. Budget amount for this is \$1,000; we may get it done for less.
2. Rick has been out of town visiting his sick mother, so Karen gave his volunteer work weekend message to the board. He plans to go ahead with redoing the boat ramp with Gary, Frank, Rick Collins and Richard Sestek. He will plan a meeting with them and report to the board.

Roads:

1. Lee doesn't have anything to report. He injured his knee and is on crutches so can't do much right now about surveying potential road problems.

Clubhouse and Pool:

1. John said the pool is progressing. He spoke to Aqua Clean; because of the weather, the tiling was not started, but they hope to start on it next week.

2. Pool keys: He has ordered 135 pool keys, and they will be available for pick-up the end of the month.

3. Joe said rentals are picking up. He commented that the Sargents did an amazing job of spring cleaning the clubhouse. They gave Barbara Flynn a list of things they had done: cleaned all windows inside and outside, cleaned all window sills and mop boards, vacuumed carpets and upholstered furniture, dusted and polished all wooden furniture, washed bedspreads and curtains, checked all lights, washed hall and kitchen floor.

Caroline Busick changed all filters. Frank and Joe installed a motion light. Joe had the fire extinguishers inspected and recertified.

4. A motion was made to approve the Clubhouse rules (revised 4/9/09). The board approved these rules.

New Business:

1. Jason has been contracted to do mowing. Frank will be doing shoulder mowing, as needed.

2. Yard sales: a member called Ed asking if she and several neighbors could have a yard sale in May, either at one of their homes or at the clubhouse. A discussion ensued. Ed said he did some research and found that in 2004 community yard sales were held – twice a year at the clubhouse. Bob Anderson said there should be a yard sale sign used at that time is in the storage room. It was agreed by the board that the clubhouse is the only place a yard sale could be held because of parking issues. Ed drew up some **draft** rules concerning any future yard sales. Pat made a motion:

I move that we reinstate the practice of having two Malvern Community yard sales, one in the spring before the pool opens, and one in the fall after the pool closes. No private yard sales are to be permitted. Yard sale rules, as stated, will apply.

Seconded and approved by the board. Also, an agreement should be signed by persons taking part in the yard sale holding Malvern harmless in the event of accidents, etc. Notification can be put on the website. Rick can put up the one yard sale sign at the entrance. Jerry said that by default the coordinating of dates, etc. would go to Joe Graham.

3. New printer/copier: A motion was made, seconded and approved that we purchase a new printer, with cost not to exceed \$200. Ed will look into this.

4. A member reported that on the property between Lot 192 and Old Forge there are many trees down, and the potential for a lightning strike is high. Jerry asked the member to write the board a letter stating that this is a safety concern for the community. Jerry will then call owner of the property.

5. A member suggested that our treasurer contact Lowes, Meadows Farms and MWP to see if Malvern as a non-profit organization can get discounts on purchases. Ed said he would do that.

Old/Ongoing Business:

1. Rules Committee: Pat said the committee has gone over everything it has recommended and is ready to answer or explain to the membership the Committee's reasons for the proposed amendments to the by-laws and covenants. She made the following motion:

At the March Board meeting, a motion was made, seconded and adopted which would, in effect, defer the proposed amendments to the by-laws and covenants of Malvern to the October general meeting. I make a motion to rescind that motion to defer the vote, and make a further motion to this effect: 1) The covenants and rules committee shall review and consider comments made at the general meeting and incorporate any revisions as appropriate. 2) The Board shall provide the final version of the revised documents to an attorney for his/her review to make sure all amendments are legally correct. 3) After the legal review, the final copies of the proposed amendments shall be distributed to the general membership, along with a proxy ballot. 4) A special meeting of the general membership shall be called within 50 days of this distribution to vote on the proposed amendments.

After discussion the motion failed by a vote of 1 to 5. Jerry and Ed reiterated that committees report to the board and the board reports to the members of Malvern. They noted that the Rules Committee has done a wonderful job, but what will drive the way the proposed amendments are dealt with will be the membership. The Board is here to serve them.

The committee noticed the published version of By-law VII, Section 3, had shown deleted wording where they had meant for it to remain. Ed said there is now a color-coded website version of the proposed changes that he will ask Charlie to revise and said handouts for the Annual meeting will reflect the revised wording.

2. Clubhouse Committee: Committee members did a walk-through to see what the clubhouse needs are for the coming year. Karen said she wanted to compliment Barbara and Frank for the wonderful job they did in cleaning the clubhouse.

Jerry reminded the present committee that, once we have a new board in place, as of April 25, the new board will decide what committees will stay in effect and what committees will not. One standing committee that will be changed is the Clubhouse Committee. There will be a new board member in charge of the Clubhouse and Pool and that board member will chair and choose members for the clubhouse committee.

3. Lot 158: We have received a reply from the attorney representing the lot owners. The Board plans to meet with DeJarnette to discuss what our next steps should be. It was noted the lot is now for sale.

4. Lot 25-C: this matter has been resolved. We have a signed agreement from the homeowner dated October 10, 2008. Don Nicholson did note, however, another problem with this lot: about 6 Poplar trees have been planted about a foot off the pavement. This will present a problem in that they will eventually cause the road to heave, and will create a problem when there is a need for plowing of snow. Lee and the Roads Committee will look into this.

5. Bulletin board: A member said that people are taking Malvern signs off bulletin board. She requested that we purchase a new bulletin board with a locked plexiglass covering. Pat made a motion to purchase a new bulletin board, with a \$100 limit. Seconded and approved.

6. Volunteer work weekend: For work to be done around the common areas, Karen will talk to Rick. For work around the clubhouse, Karen will talk to John. Karen asked about planting in the circle at the lake. The board previously approved tilling and mulching in this area. The board will consider the sketch Karen previously presented regarding plantings, etc. But there are also other recommendations by several other members which need to be considered.

Meeting adjourned at 9:00 p.m. Next meeting will be Thursday, May 14 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary