

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

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

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

Board members present: Jerry Monnat, Lee Rees, Pat Kaplon, Ed Johnson, Jason Woodward

Members Present: Frank and Barbara Sargent, Don Nicholson, Diane Cross, Angie Wiseman, Elizabeth O'Neil, Rick and Ceil Collins, Norman & Kathy Hensel, Claire & Bob Anderson

Secretary/Public Relations: June 11 Board meeting minutes approved. Jerry stated the Regular Meeting would be held in the clubhouse on Saturday, October 17. This is the meeting the membership will approve the budget for 2010 as well as voting on the proposed by-law/covenant changes.

Treasurer Report: June income totaled \$2,117, expenses were \$1,272. Current bank balance \$53,707. Ed asked Board members to start planning their 2010 budget requirements. Jerry said he would call a meeting to discuss the 5-year plan after the August Board meeting.

Architecture Committee: Lot 30 shed is being replaced in same location; members will help Lot 65 owners with tree house removal

Building and Grounds: Arrangements are being made to bush hog vacate lots in July; parts of mailbox building were painted by volunteers; the bulletin board was also replaced by volunteers; the fence will be painted too and other areas within the mailbox area may be painted depending on member comments; Jason will evaluate cleaning the tops of the mailboxes; Jerry will call Lot 90 owners regarding mowing their lot; Jerry will follow-up with Lot 191 owner regarding deadwood. Don stated he had been a part of the front island construction which included treating the soil with a good deal of diesel fuel to prevent weed growth within the island; he suggested attempts to grow flowers and/or plants in this area may not be successful.

Clubhouse: Frank reported in Rick's absence – Rick, Frank, Barbara, Joe are the clubhouse committee members; Frank and Barbara have agreed to take over clubhouse cleaning, purchase supplies, as needed, empty pool trash cans, inventory and clean supply room closet, look into replacing rental sign. Committee is looking for methods to prevent trespassing into pool area after hours – one such method they are researching is timed locks; new padlocks will be purchased for the 2 gates with padlocks and for the electric box. Jerry stated he would be proceeding with a letter to the editor of the Madison Eagle regarding trespassing at the Malvern pool and lake area. Volunteers patched and painted the upper pool deck, pool stairs, and service stairs. Hedge removal in the clubhouse walkway is ongoing. Frank will mulch the areas for now, with planting to be done in the Fall. Diane was given approval to plant a maple tree from her yard on to the clubhouse grounds.

Roads: Motion to proceed with Liberty Lane culvert repair approved with a budget of \$17,500, not including repaving. Pavement patching discussed with one area on Liberty in particular need of repair. Will look more into repairs after culvert is replaced. Jerry asked that we continue with the process of having our roads designated as highways for law enforcement purposes.

Malvern Club, Inc.

Volunteers: written report from Karen Pilkerton regarding work weekend – thanks so much to Rick Curtin, Rick and Ceil Collins, Gary Pilkerton and Chas and Joann Egan, without whom [the work described above] could not have been done. Thanks to Pat Rowe for being willing to help, the rain got in the way.

Old Business: Jerry requested home-based business application be sent to Lot 190 owner after being notified of advertisement placed on bulletin board.

Meeting adjourned at 7:54. Next Board meeting scheduled for Thursday, August 13, at 7:00 p.m.