

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

Minutes: Board of Directors Meeting, Thursday, March 11, 2010

Meeting called to order at 7:05 p.m. by President Jerry Monnat

Board members present: Jerry Monnat, Lee Rees, Pat Kaplon, Ed Johnson, Jason Woodward, Rick Curtin, and Barbara Flynn

Members present: Barbara & Frank Sargent, Joe Graham, Don Nicholson, Ceil & Rick Collins, Karen & Gary Pilkerton, Fran Sestak, Randy Allen, Cindy Green, Kathy & Norm Hensel, Leona & Glen Yoder, Angie Wiseman

There was no BOD meeting on February 11, 2010 because of the snow storm. The minutes from the January 14th board meeting were approved.

Secretary

The newsletter will be mailed to homeowners the end of March. Barbara reminded Board members to email her by March 20th with articles they want in the newsletter. Members wishing to run for the Board should have their bios to her by that date also.

Treasurer

Ed said the year-end bank balance for 2009 was \$57,383. January and February income was \$29,594, some of which reflects dues coming in. Expenses totaled \$14,274; a large portion of this (\$12,061) was for snow removal and gravel. Our current bank balance is \$86,128.

Architecture Committee:

No applications received.

Common areas and lake:

1. Jason said there is an extensive log jam behind Lot 85. Jerry talked to owner of property and got permission to bush hog along Dark Run so the jam can be removed. This will be done as soon as possible.
2. Ed said our application to have the dam permit extended has gone to the Department of Conservation and Recreation. Will await their comments or approval.

Clubhouse and Pool:

1. Vandalism occurred at the clubhouse this past Saturday. There was discussion on types, costs and efficiency of various surveillance cameras.
2. Rentals: 8 for March. Joe said he would like to reserve a week in April for HVAC work.
3. Frank has some bids on pool covers from Payne Pools – one for \$4,563.49 (12-year guarantee) and one for \$3,010.60. He will wait for a vote until a few more bids come in.
4. Mike Perryman will not be doing our pool maintenance after this summer. A resident mentioned she knows someone who is interested in becoming Mike's back-up this year and perhaps would be interested in Mike's job after he leaves. Rick will call about this.
5. Frank will buy 8 pails of chlorine tablets at Sam's -- \$90 per pail, which is the best price he found.

6. Joe ordered pool keys which will be available at the membership meeting on April 24th. Locksmith is coming on Wednesday to rekey the lock and bring the keys.

7. HVAC replacement: The Board discussed 3 bids Joe received. A motion was made and unanimously approved to proceed with the bid presented by L. C. Campbell. Joe will try to have the work completed in early April. Lee will call Southern States to stop further oil deliveries and see what options are available to empty the oil in the tank.

Roads:

1. Repaving damaged roadway areas this year was discussed.
2. The costs involved with snow removal were discussed. So far this year, over \$12,000 has been spent to clear over 60 inches of snow. Lee plans to seek bids for snow removal for next year.
3. The 2 remaining trees in the Malvern Drive median are still planned to be removed. Contact Jason if you would like to help. Two "keep right" signs to be ordered.
4. Joe asked if a shed was still planned for the spreader and for the sanding material which needs to be kept up off the ground. Jerry asked Lee to come up with a design for a shed that Board can approve.
5. Frank measured guard rail needs (115 feet approximately, 8x6 posts 12 feet apart) on Covered Bridge Drive as you go up the hill. There is also a sink hole on Covered Bridge at top of the hill.

New Business:

1. The April membership meeting will be held at the Clubhouse on Saturday, April 24th. Doors open at 9:30 so that members can sign in and pick up ballots. Three new Board members will be voted in at this meeting.
2. A member submitted a written request to present a motion at the April 24th meeting regarding drafting of an Operations Manual to be used as a guideline for future Board members. Jerry stated the item will be added to the agenda.
3. Jerry stated the Board will consider at the April Board meeting a written request by a member to obtain a computer to be used as a master backup file.
4. A member pointed out that a sign posted on a Covered Bridge lot needs Board approval. Jerry stated he would contact the owner.

Old/Ongoing Business:

1. Nominating committee: Frank said he and Barbara have contacted over 20 people; to date, there are two people willing to run for a board position.
2. Law enforcement of Malvern roads: The Board of Supervisors passed an ordinance approving law enforcement on Malvern roads, as of Wednesday March 10, 2010. This means tickets may be issued for traffic violations observed by police while in Malvern. Lee will contact the Sheriff to discuss whether other options are available for added enforcement.
3. Lot 158: There was discussion regarding the terms of the special assessment charged to the owners last year for covenant violations. Jerry confirmed that the owners will be notified in writing on or after April 1 that the special assessment has been suspended and/or vacated since they appear to have complied with the terms over the past year.

Meeting adjourned at 8:30 p.m. Next meeting will be Thursday, April 8 at 7:00 p.m.

Submitted by
Barbara Flynn, Secretary