

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

Minutes: Board of Directors Meeting, Thursday, August 12, 2010

Meeting called to order at 6:58 pm by President Jerry Monnat

Board Members present: Jerry Monnat, Ed Johnson, Barry Gates, Fran Sestak, Joe Graham, Jason Woodward

Members present: Shawna Gates, Frank and Barbara Sargent, Liz O'Neil, Angie Wiseman, Karen and Michael Pilkerton, Norm Hensel, Garth Bagley, Barry Cliver

The minutes from the July 8, 2010, Board of Directors Meeting were approved.

Secretary

Nothing to report.

Treasurer

1. May income was \$580.00. Expenses were \$3,967.00. \$1500.00 of our expenses were for a half payment of the pool cover and \$600.00 were for mowing lot expenses. Our current bank balance is \$76,506.00 and \$1000 in escrow.

2. Notices were sent to the members who have not yet made the second payment of their dues. Approximately 130 members have not yet paid this second installment.

Architecture Committee:

1. An application from the Racers, Lot 97, for a shed on their property was approved by the Board.
2. Fran was in the process of contacting the owner of Lot 229 regarding construction work on the property. She will continue trying to make contact with the owner and will advise the board accordingly.

Common Areas and Lake:

1. We will be purchasing around 25 grass eating carp to restock the lake. The spill way on the dam will need to be blocked so that the fish do not escape. A suggestion was made to add another ten fish in two years to stagger the life cycle of the fish. Motion to allocate \$500.00 for the purchase of the fish and building of the spill way block on the dam was passed.

2. On the main dock some of the boards have been replaced. More are going to need to be replaced in the future.

3. The fence at entrance has ten boards that need to be replaced. When the weather cools down the boards will be stained to match the building.

Clubhouse and Pool:

1. There are four rentals left for the rest of the month.
2. The lock on pool bathroom has been changed and can be accessed with your key for the pool. You will need your pool key to use the bathroom.

Roads:

1. On Ashlawn Drive there is a problem with drainage along the road. A ditch will be dug to help alleviate the problem. Miss Utility has been called and the area has been marked. There may be a problem with the culvert crossing under Ashlawn Drive between lots 59 and 31. This will be checked.

New Business:

1. Previously there had been a suggestion to get a laptop for board use and for backup of board material. After discussing the matter, the decision was made not to purchase a computer. Other backup practices will be done.

2. A member questioned whether a Malvern resident who had rented the clubhouse to host a "home party" conflicted with the covenant related to businesses within Malvern. Jerry stated that the position of board is that the rental under these circumstances and frequency did not conflict with the covenant.

3. More copies of the Home Owners Association packets need to be put together. Changes need to be forwarded to Garth Bagley as soon as possible.

Old Business:

1. The bulletin board rules were introduced. A motion was passed for the approval of rules. The rules will be posted in the glass case at the mailboxes.

2. There will be three new signs for the pool. A motion for \$250.00 to be allocated for the signs for the pool was passed.

3. There will be three new signs for the lake. One will be placed at each dock and one will be placed at the dam. A motion for \$400.00 to be allocated for the signs for the lake was passed.

4. A proposal for new rates for clubhouse rentals for parties was raised. From 1-25 people will remain at \$60.00 per day, 26-100 people will be \$100.00 per day, 101 and over will be \$200.00 per day. A motion to raise the rates as indicated was passed. These rates will be in effect as of November 1, 2010.

Additional Questions and Information:

1. A member asked the board if members could use the clubhouse for get togethers, to play cards and such. The member was told that yes, it can be used and it is on a first come first serve basis. If all the participants are Malvern residents, it will be free of charge. This is not for overnights. Overnights are completely different.

2. Board members were asked to review the 5-year plan and their respective budget needs for 2011. Suggested revisions to the 5-year plan and 2011 budget requirements should be forwarded to Ed in order to prepare the 2011 budget.

3. The community yard sale is scheduled for 8am to 2pm October 2, 2010, with the rain date on October 3, 2010. Bring your own table.

4. Nothing has come to fruition on the deer hunting issue as of yet. If owners in Malvern get three or four lots together that wish to have people to hunt on them, this would be within the guidelines of the Department of Fish and Game. It still requires permission from the board to proceed. As of yet, there has been no official request for the board's consideration.

5. Barry, the Secretary, will compile a list of all Malvern residents who have approved home businesses.

6. A suggestion was made by a member to have either a building permit sign made up or a note on the website so that members can know who has board approval for building.

7. A member asked the board to continue pursuing the owner of lot 191 in trying to rid the property of excessive tree fall down and undergrowth. An email to Jerry will be sent and he will proceed accordingly.

Meeting adjourned at 8:53 pm. The next meeting will be Thursday, September 9, 2010, at 7:00pm

Submitted by

Barry Gates, Secretary