

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

Minutes: Board of Directors Meeting: April 14, 2011

Meeting called to order at 7:00 pm

Members Present: Barbara Flynn, Frank and Barbara Sargent, Don Nicholzen, Dana Shemberg, Liz O'Neil, Pat Rowe, Karen Pilkerton, Claire Anderson, Larry and Catherine McClellan

A motion to approve the Minutes of the last meeting were approved

Treasurer's Report:

March income was \$53,391. Expenses were \$8,632. Of that \$3,740 was the final payment on the contract for the improvements to the clubhouse. Also paid for pool keys, pool chemicals for normal daily use throughout the summer, \$2,500 in escrow funds were returned to lot #104

Current Balance \$132,000

Placed liens on lots #215 and #81 and sent 3 other certified letters for non-payment of dues.

Roads Committee Status Report:

From member - two trees busting up club house parking lot.

From Member - Quite a few places that have alligator road surfaces

Jerry will call Roger? Concerning high strength liquid patch

Next year, reserve funds may allow re-paving and shoulder improvements of larger sections of roads.

Inspections will need to be done to prioritize which roads are in most need of repaving.

Secretaries status Report:

Have enough people to run for the positions to be vacated.

Architecture committee Status Report:

A letter from the lot 210 owners to Lee Rees was presented to the Board members. The letter itemized the work that was done and the reasons the work was necessary. Several Board members said the work now appeared to be completed and therefore further action on the issue did not appear necessary.

Common area and Lakes Committee Status report:

Jason called Mr. Taylor about bush hogging and Mr. Taylor said he would do it and doing it for same price that he did before. (\$130 for a full lot and \$90 for ½ lots for 2 mowing unless there are some unforeseen circumstances)

Clubhouse and Pool committee Status Report:

Club house:

Replaced the well pump installed 1988. New pump (375ft deep) flows @ 7 GPM.

3 damaged windows have been replaced

Need to repair and paint fences rails, need to take out bushes, need to repaint outside of the windows volunteers needed.

Pool

Maintenance went up \$4 per week looking for someone to do pool while he is on vacation. Will find out dates.

The Malvern club will accept the contract.

Pool keys are here. Owners can pick up at annual meeting or can send a self-addressed stamped envelope to:

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Joe Graham 154 Windmill Lane, Madison Va. 22727.

It was reported there is a school bus stop at the entrance of Malvern for special needs children to catch the Madison County Bus. At noon cars congregate waiting for the bus at the entrance. We are going to try to arrange for the children to be picked up and dropped off at the clubhouse to alleviate congestion at the front entrance. Barry will call the superintendent about the parking problem.

Clubhouse

Barry had received 4 proposals to perform mowing of the common areas for the 2011 mowing season. A motion was made and approved to award Jason's Lawn Care the 2011 contract. Jason was not present for the review of the contracts nor in the discussion or vote.

Barry is making an RFP for future bids on mowing contract.

New Business:

There may be a couple of people that will have bios at the meeting volunteering for service on the board. Barbara and Diane to check people in at the membership meeting. Blank Proxies will be available

A member sent a written complaint asking that the wood from damaged trees taken down last year near the clubhouse be disposed of in another manner. Several members volunteered to review alternative options.

Old business:

A member asked again the status of Lot 191, the issue being a lot of downed trees and the member's concern of there being a potential fire hazard. Jerry stated there had been communication with the owner in the past and that he would renew the previous attempts to have the owner address the issue.

There is going to be a picnic on September 11, 2011

Anyone interested in helping with the planning please call Shawna Gates at 540-738-2083

A member said thank you to the board for all of your work. Each board member has special gifts.

Meeting Adjourned

Submitted by

Barry Gates