

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

Minutes: Board of Directors Meeting, Thursday, June 9, 2011

Meeting called to order 7:00 p.m. by President Joe Graham

Board members present: Joe Graham, Randy Allen, Donna Phillips, Fran Sestak, Jason Woodward

Members Present: Frank and Barbara Sargent, Diane Cross, Rick and Ceil Collins, Norman and Kathy Hensel, Karen Pilkerton, Ed and Nancy Johnson, Larry McClellan, Barbara Flynn

Secretary/Public Relations: May 12 Board meeting minutes approved

Treasurer Report: 1) nine residents are still overdue on their dues payment. Donna is working with several of the residents on payment plans; she is pursuing alternative methods of contacting several of the other residents who she has been unable to contact. All residents with overdue payments will be assessed a \$30 late payment fee. They also will not be able to obtain a pool key until their payment is current. 2) current bank balance is \$132,966 which included \$2,045 in dues payments made in May.

Roads: 1) Joe reported on his conversation with Lee Rees. Lee had talked with Sheriff Weaver about traffic enforcement in Malvern. The Sheriff says we can arrange to have Madison officers perform the service by paying them directly at the rate of \$40 per hour. The Sheriff recommended a 3 hour shift, 3 times per week the first week, 2 times the second week and 1 time the third week. Based on these recommendations, a motion was made by Joe to budget up to \$1,000 for traffic enforcement; motion carried. Joe will coordinate with Lee to speak with Sheriff Weaver. 2) Jason reported he has surveyed the condition of many of the roadways in the subdivision. He will look into finishing the sealing work for alligatored pavement that was a part of Robertson's proposal approved last September. He asked several contractors for a proposal to replace the current non-functioning 12 inch corrugated metal culvert pipe with an 18 inch pipe. He noted this work was included in the 2011 approved budget. The work will include some re-grading so that storm water will have better access to the inlet and placing a device on the inlet to attempt to keep debris from entering the pipe. He received 2 proposals which were distributed for review. Jason stated the proposals did not include the 18 inch pipe nor repaving immediately after it is replaced. He proposed we purchase the pipe to save money and that the repaving take place after the gravel has had time to settle, similar to what was done when the culvert was replaced on Liberty Lane. A motion was made to approve the \$2,400 proposal submitted by Hoffman as it appeared more comprehensive than the other proposal. The motion also included budgeting \$1,000 for purchase of the 18 inch pipe. Motion carried.

Architecture Committee: 1) Fran made a motion to approve the application for a pole-barn on Lot 226; motion carried. 2) there was a discussion regarding an application for a pergola on Lot 222. It was noted the work has already been completed. The Board asked Fran to contact the owner and ask that the application be completed fully and that a copy of the building permit or County approved inspection report be provided.

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Building and Grounds: 1) member Frank Sargent reported he had voluntarily cleaned the area around the post office boxes near the entrance. He stated he would be willing to do this in the future but only if the Board would authorize payment for his time and materials. Donna made a motion to authorize him to proceed on that basis unless or until a volunteer(s) was willing to take on the responsibility; motion carried. 2) it was noted that there are lights out at the lake parking area and pier. Randy will look into this.

Clubhouse: 1) there was discussion on what to do about pool keys and access to the pool area, noting in particular that the door is not always closed which allows for unauthorized access to the pool. The consensus continues to be that the community does not have the resources to fund an alternative to voluntarily policing the unauthorized use of the pool. 2) a replacement has been found to help Mike Perryman with pool maintenance for a 2-week period where he will be unavailable.

New business: 1) Joe read a note submitted by a member regarding 2 unrestrained dogs owned by a Malvern resident. The member stated she had contacted Madison County animal control after the dogs had aggressively confronted her as she walked her leashed dog along Malvern Drive. She suggested other members who are similarly confronted also contact animal control. 2) Donna felt a more formal method of tracking open items and unresolved issues was needed. Several options were discussed including having the upcoming agenda reflect any items or issues as old business. 3) Joe asked the committee chairs to review the 5-year plan in preparation for a meeting yet to be announced. Donna noted it was imperative to have the meeting as soon as possible since the plan will be needed in order to prepare the 2012 budget.

Old Business – ongoing: 1) Donna stated she is still pursuing purchase of the computer and software and will work with Ed to place the order. 2) Joe stated he was reviewing the paperwork for the Department of Forestry program for grant money to communities wishing to help in reducing the risk of wild fires. 3) Donna is working on updating the yearly Board task list calendar.

Old Business – resolved: the member who had submitted a complaint about the tree and brush pile on the clubhouse lot (see April 14, 2011 minutes) has stated the issue had been resolved satisfactorily.

Meeting adjourned at 8:01. Next Board meeting scheduled for Thursday, July 14, at 7:00 p.m.

Respectfully submitted,

Joe Graham, President
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