

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

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**Minutes:** Membership Meeting Saturday, April 22, 2011

Meeting called to order at 10:04 by President Jerry Monnat

Board members present: Jerry Monnat, Lee Rees, Joe Graham, Ed Johnson, Jason Woodward, Fran Sestak and Barry Gates.

Quorum requirement was met.

Handouts:     Agenda  
                  Ballots  
                  Candidate biographies

Minutes from the October 16, 2010 membership meeting were approved.

Three of the board members were leaving the board. President Jerry Monnat, Vice President Lee Rees and Treasurer Ed Johnson. Jason Woodward is up for re-election.

The six candidates were introduced: Randy Allen, Paul Hankla, Brad Miller, Donna Phillips, Bill Rowe, and Jason Woodward.

Jerry Monnat thanked Barry Gates for all of his work in reaching out to the members of the community to find candidates for the election and for getting proxies for the meeting.

The newly elected members of the board are: Jason Woodward, Brad Miller, Randy Allen and Donna Phillips.

**Secretary**

1. Thank you to all of the people who have volunteered to run for the board. Barry Gates also thanked Ed Johnson, Frank Sargent and Joe Graham for providing guidance and support for finding members in the community to run for the board.

2. We would welcome any email address from community members so that we could provide information to the members electronically. Please send a request to be on the email list to [malvernsecy@gmail.com](mailto:malvernsecy@gmail.com).

**Treasurer**

1. We currently have \$132,200 in the bank account with a check written for \$25 still pending. The balance in 2007 when Ed took office was \$33,600. In that time we did raise the dues a little bit and that has been helpful, but the significant thing that we have done is to pay off all of our loans. We did not have reserve fund and were relying on loans for our funding. This year we have enough money to create a separate account for our reserve funds.

2. Ed Johnson said that the last four years have been good it has been a pleasure to help the community. But now it was time for a new treasurer with new ideas to be elected. He will still be around and would hope to help out the community in other ways.

**Architecture Committee**

1. Since the October meeting we have had two completions of projects and one new application.

2. Revisions and updates of the building guidelines and clarification of the road impact fees have been done this year. All of the information is on the website.

3. Fran Sestak would like to remind people that if you are going to have heavy equipment come to your house, even if it is only for a repair, you must turn in an application. The board does the authority to

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issue stop work orders and assess fines, but we don't want to do that. Please remember to turn in an application to avoid such complications.

### **Grounds Committee**

1. Rappahannock has been putting in new lines and cutting down trees.
2. The area around the bridge has had to be kept clear of debris.
3. We are looking into putting in shrubbery in the median of Malvern Drive.
4. Jerry added that for those that still have small Comcast poles next to the larger Rappahannock poles, Comcast has not removed these but hopes to in about six to eight weeks. If you have any questions, you can call Rappahannock and talk to Cathy Stunkle at 540-727-2147.

### **Clubhouse and Pool Committee**

1. We have replaced the sliding glass doors in the clubhouse with more energy efficient doors.
2. The living room of the clubhouse has been painted.
3. We need some volunteers to paint the windows and the outside of the clubhouse and to remove some shrubbery outside of the clubhouse.
4. The new cover is on the pool.

### **Roads Committee**

1. A good portion of a section of Old Forge was paved last year.
2. The patch where we had the culvert repaired on Liberty Lane was completed.
3. A sealant has been put on some section of the roads to prevent the alligating and cracks. This sealant has been used on airport runways and will hopefully prevent further damage caused by the alligating and cracks.
4. This year we are looking to do some culvert repair. The one at Sylvan Lane is in desperate need of a larger culvert. The problem with this culvert is that it has to be done in one day. There is no other access to Sylvan Lane. To do this job properly the pipe should be one long piece of pipe and not done in two sections. If you put in two sections with a joint in them there can be issues.
5. Please keep the board informed on sections of roads that you see that may need to be repaired. We need to take care of our roads and try to avoid costly repairs.
6. Lee has enjoyed his last four years and is looking forward to helping out in our community. Having people volunteer for the board is a big help for the community. Thank you for the opportunity.

### **New Business**

A member wanted to thank all of those that are departing the board for all of their services they have provided over the years.

### **Old Business**

1. If you still need your pool key, you can send a self addressed stamped envelope to Joe Graham.
2. A member wanted to thank Karen Pilkerton for planting the flowers around the sign at the entrance to Malvern.
3. As the new board has been elected, all the old committees have been abolished. Those that wish to be volunteers for committees need to contact the directors of the committees to re-volunteer.

An executive meeting was called for all of the old and new board members immediately following the membership meeting.

Jerry Monnat wanted to thank everyone for the opportunity to serve on the board and said that it has been a pleasure serving with all of the board members. Thank you.

Meeting adjourned at 10:44.