



Malvern Club, Inc.

905 Malvern Drive

Madison, VA 22727

<http://malvernofmadison.org/>

Minutes: Board of Directors Meeting, **Thursday October 10, 2013**

Meeting called to order at 7:00 p.m. by Roberta Jalbert

Board members Present: Roberta Jalbert, Rick Collins, Wallace Harvey, Ed Johnson T. J. Wright , Joe Graham, Jason Woodworth

Minutes from the September meeting were approved as amended.

Presidents Report (Roberta) Roberta extended the Security contract on a slightly reduced scale for the winter months (as approved in the Sept. meeting), and informed L & D that we would be renewing the contract again in May, 2014. Members are reminded to forward comments / articles for the spring newsletter. Members were reminded of the upcoming Halloween Party currently in planning with our events committee.

Treasurers Report (Ed) 1. Ed reported that as of October 10, 2013 we have an operating account balance of \$96,718. The reserve account balance is \$142,334 in Money Market Accounts.

There is a total of 17,853.79 in accounts receivable. \$2,020.00 is from 9 members who have not yet paid the second portion of their 2013 dues, \$15,833.79 from 8 members who owe current and/or previous year assessments, late charges & fees. 2 of the 8 members have signed promissory notes and are now making monthly payments.

A Judgment was recorded for 1 of the 8 members, and at the recommendation of the corporate attorney a motion was made to authorize the attorney to pursue filing interrogatories against the owner of Lot 81. The motion was approved.

Architecture Committee (Jason) The application for a garage building on Lot 14 was received by Jason, and reviewed by the board. After much discussion of the project, it was approved with a split vote.

Lake & Grounds (Rick): Dock – The staining has been applied to the North Dock. Special thanks to Ed and Nancy Johnson and Ceil Collins. Ladder stowage needs to be addressed.

Don Nicholson has cleared brush from the pumper pull-off area by the dry hydrant.

A ramp will be constructed to ease access to the dock.

Rick inspected the dam, and brush and trees were cleared from the seepage area.

The annual dam inspection report was submitted to the state on 9/30.

The mail area has been sprayed again, with leaf control an ongoing issue

Repairs to the building are still pending.

The newspaper boxes will be repainted soon with Hunter Green paint.

Light bulbs have been replaced.

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Autumn Olive & brush was removed from the common area adjacent to the culvert on Covered Bridge. Thanks to Ed Johnson and Ceil Collins.

Rick is looking into leaf blowing and methods to control the leaves in our ditches & culverts.

Rick reminds the general membership to let him know if they are aware of any areas that need attention.

Clubhouse and Pool (Joe): Joe reported the breaker box was broken into.

He has received new quotes for the step replacement project at the Clubhouse/pool.

A motion to approve the cost of \$4,200 for this work was made and passed.

The Clubhouse rental agreement will be amended to exclude Pool usage.

There were discussions regarding raising the pool use costs \$5.00 to \$10.00 per lot to help offset operational cost increases. Discussions regarding this being assessed against pool users, vs. the general membership were tabled.

Roads (Wallace) 1. The Roads Committee agreed to have Hoffman handle the snow removal for the 2013 / 14 season. Negotiations are in process.

The Committee has determined that at least 4 large trees leaning over power lines should be removed to prevent power loss and roadway blockage. Negotiations are ongoing, with cost projected to be in the \$3,000. To \$3,600. Range.

New Business 1.

Residents were reminded to include "date & lot No." on any notices posted. The notice should then remain posted until the "event" date.

Meeting adjourned at 8:20 PM

Respectfully Submitted

T. J. Wright, Secretary

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