



## Malvern Club, Inc.

905 Malvern Drive

Madison, VA 22727

<http://malvernofmadison.org/>

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Minutes: Board of Directors Meeting, Thursday, June 12, 2014

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

Board members present: Roberta Jalbert, Rick Collins, Ed Johnson, T. J. Wright, Jerry Monnat, Joe Graham and Jason Woodward

Members present: Don Nicholson, Frank and Barbara Sargent, Diane Cross, Norm and Kathy Hensel, Ron and Ellie Montgomery, Lenora Racer, Ceil Collins

Minutes from May 8, 2014 Board of Directors meeting approved as submitted.

**President (Roberta):** **1)** we paid \$160 to spread approximately 25 yards of mulch at the playground; **2)** Jerry will coordinate the Firewise log for common area activities; **3)** the Malvern Newsletter now has a total of 63 subscribers representing 57 lot owners.

**Roads (T. J.):** **1)** committee will meet 6/17 at 7:00 at the Clubhouse to discuss 2014 scope of work. Requests for proposals will be sent out following the meeting and some additional inspecting. Previous recommendations include Bee Gum at Sleighbell Lane pothole, cracks across Ashlawn Drive near lake access, overlay on Liberty Lane between the curve in the back and Old Forge and Old Forge at the top of the hill on the backside.

**Common Areas (Rick):** **1)** Rick will ask Barbara for approximate mowing hours for Jerry to use in the Firewise log; **2)** Rick will call 2 lot owners regarding vacant lot mowing; **3)** workday scheduled for July 11<sup>th</sup> with July 14<sup>th</sup> being a rain date if necessary to install rain barrel and do some painting on the mailbox/newspaper structures.

**Lake (Rick):** **1)** spillway checked, cleaned and found to be functioning properly; **2)** deck ladders are continuing to be found in the down position – Rick noted it's best to leave them raised after use; **3)** Firewise has approved \$1,000 for graveling the pad area at the lake access but moving the dry hydrant will need to wait until next year.

**Secretary/Public Relations (Ed):** **1)** Ellie and Lenora mentioned a crab-feast event is being planned for August with more details, including costs to be prepaid, forthcoming.

**Treasurer (Ed):** **1)** As of June 12, 2014, the balance in our operating account is \$125,839.14. The reserve account has a balance of \$172,515.79 in Money Market accounts; **2)** 2<sup>nd</sup> demand letters for dues in arrears were sent June 11, 2014 to 9 members with payment or a reply requested on or before June 27, 2014; **3)** A foreclosure sign was posted on the frontage of Lot 78 today which is owned by one of the members with dues in arrears.

**Clubhouse and Pool (Joe):** **1)** pool is open after overcoming mechanical difficulties.

**Architecture Committee (Jerry):** **1)** Lot 34 Barnes application for garage approved; **2)** Lot 125 Negrón application of garage approved; **3)** motion to grant a variance for Lot 9 Mumpower existing condition of the house being located 74 feet from the front lot line was unanimously approved; **4)** Jerry will write letter to Lot 94

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owner asking for a sketch and a copy of a building permit if one had been required of a recently completed structure on the left side of the house.

Meeting adjourned at 7:45. Next regular Board meeting scheduled for Thursday, July 10, at 7:00 p.m.

Respectfully submitted,

Ed Johnson, Secretary-Treasurer  
Malvern Club, Inc.