



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

Board of Directors Meeting, Thursday, June 8, 2017

Meeting called to order at 7:00 p.m. by President Jerry Monnat

Board members present: Jerry Monnat, Fred Bourque, Diana Wright and T. J. Wright

Board members absent: Melody Langone, Donna Phillips & Rodney Taylor

Members present: Rick & Ceil Collins, Grover Dean, Charles Egen, Ed & Nancy Johnson, Pam Luthman, Don Nicholson, Done Shamburg, Clifford Stanley

Decisions and Actions:

Minutes of the May 11, 2017 Board of Directors meeting were approved with the following change: Web site is digitized and all files are PDF's. They cannot be searched at this time, and research is being done to allow this.

President and Committees

President (Jerry Monnat)

A Postal Delivery Person indicated to President and Treasurer upon two separate occasions that the residents must check their post office boxes more often (preferred daily). Because of items not being picked up on a regular basis, items must be frequently returned to the main post office, due to no space in the owner's private boxes and/or available parcel boxes. Individuals can go on line to USPS web site and get e-mail notification of packages having arrived at the Malvern boxes. If residents leave the area for more than 4 days, they should put in a "Hold Mail" notification to the Post Office.

Rick Collins brought up a question regarding the address for Lots 117 & 118 and the access for Madison Volunteer Fire Department through Malvern. Don Nicholson indicated that since the egress was on Dark Run Road, the Fire Department should know to use that address.

At the last meeting, May 11, 2017, the Board of Directors approved the letter to the Whites for egress via Dark Run Road for Lots 117 & 118.

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Treasurer (Diana Wright):

Current checking \$185,207.70 includes retained earnings in \$56,507.70 not held as capital reserve that can pay for expenditures in excess of current year budget as required and approved by Malvern Board.

Capital Reserve Balance

2017 Clubhouse/pool repairs \$30,000.00 (transferred in 12/2016 per CPA)

Remaining budgeted total equals \$189,483.70

Total held in reserve accounts \$219,483.70

Secretary (Melody Langone):

In Melody's absence, Gerald Monnat is acting in her stead.

Final approved date for the Spring Yard Sale is June 17th with a rain date of June 18th. An advertisement was placed in the Madison, Greene & Orange newspapers in the classifieds and the community calendars. A question was raised as to how people would be able to find the addresses of those participating in the Community Yard Sale. On the morning of the sale, maps of the development would be provided in a specially marked box at the entrance and would be color coded with the lots and addresses listed on the reverse of the map. Additionally, signs would be posted along all participating road intersections to provide further directions.

Architecture (Rodney Taylor):

Fred Bourque noted in Rodney Taylor's absence, that there was one application for a new garage build provided by Mr. Clifford Stanley, Lot 174. The Architecture Board recommended approval after changes were submitted by the homeowner. The application was unanimously approved by the four Board of Directors present.

Grounds and Lake (Donna Phillips):

Gerald Monnat provided the following input:

The Dark Run area will be inspected for tree issues due to the high rain totals and velocity of runoff. Mulch around the common grounds will be assessed and determined how much must be ordered in order to spruce up the areas at the entrance sign, playground and the other common grounds.

The spillway was cleaned of debris.

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Clubhouse and Pool (Fred Bourque):

The inspection of the clubhouse was completed for a cost of \$450. A complete results list will be reviewed by the clubhouse chairperson. In a short summary, the main structure and HVAC system is acceptable.

The electrical boxes will be inspected to determine if replacement is required. The electrical engineers are scheduled to inspect the clubhouse on June 9th. They are to provide recommendations as to whether the clubhouse needs to be closed until repairs can be made or selectively closed at a later date when work can be scheduled around clubhouse rentals. At least 2 estimates are being sought and funding for possible upgrades will be discussed at the July meeting.

The pool house roof and deck renovation was completed for a total cost of \$29,564.

As a follow up to last month's meeting, the inadequate pool pump was replaced with a new 5HP pump. If no replacement was done at the time of opening, the pump would not adequately be able to reprocess the pool water and keep clean.

Payne Pools was working on the mineral problem in the pool as it was resulting in the inability to see the bottom of the pool. Therefore, the pool will be closed effective June 9th until further notice in order to resolve this matter. It is a safety issue, since people would not be able to see anyone in distress at the bottom of the pool under these conditions.

For additional safety measures, new life line rings and life line were purchased and are in place at the pool.

Roads (T. J. Wright):

All of the core samples have been taken, however, the information on the results of the samples has not been received.

Firewise (Donna Phillips):

Gerald Monnat provided the following input:

Malvern of Madison is renewed within the Firewise Program for 2017.

Submitted request for grant from the State of Virginia and received approval in the amount of \$4,900.

Generated quick tips for types of in kind work within Malvern – Copies are available at the entrance table to the this meeting and on the Malvern website.

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Walked about the neighborhood and spoke with several homeowners who have had significant clearing done and they indicated that they were willing to participate in the Firewise Program to count toward in kind requirement to pay for our portion of the grant received.

Gena Williams did assessment of two units within Malvern during this month. One was the Clubhouse and the Firewise Coordinator will work with the club house chairperson to remediate problems noted on club grounds.

Need to work on setting up a date for the chipping utilizing the grant money. Initial recommendation was for the months of August or September. Participants at this meeting felt that these months would be too soon and that November and December are too busy for individual households because of the holidays. Therefore, they recommended January as the earliest date, sif the State/grant allows it to into the next calendar year.

Old Business:

None

New Business:

Homeowner Pam Luthman, Lot 12, asked if a tennis court could be built on an individual property. The Board indicated that it wouldn't need Board Approval to be installed, only to be provided with copies of the map location and specifications for the court. She indicated that it would not be done anytime soon.

The Board of Directors received a nice thank you card from the Girl Scouts for use of the club house.

The President and Grounds chairperson received a personal call from Mr. Sweeney regarding the mowing at the clubhouse on short notice by individual homeowners before his wedding. New owner, Mr. Steve Langone was instrumental in accomplishing this task.

The meeting adjourned at 8:45 PM.

Submitted:

Gerald Monnat for Melody Langone

Secretary, Malvern Club, Inc.