



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

Board of Directors Meeting, Thursday, November 9, 2017

Meeting called to order at 7:00 p.m. by President Rodney Taylor

Board members present: Fred Bourque, Rick Collins, Rodney Taylor, Jason Woodward, T. J. Wright

Board members absent: Melody Langone, Diana Wright

Members present: Ceil Collins, Grover Dean, Chas Egen, Barry Gates, Shawna Gates, Joe Graham, Ed Johnson, Pam Luthman, Don Nicholson, Liz O'Neil, Gary Pilkerton, Karen Pilkerton

Decisions and Actions

Minutes of the September 14, 2017, Board of Directors meeting, the September 28, 2017, Special Board of Directors meeting, and the October 12, 2017, Board of Directors meeting were approved unanimously. The approved minutes will be posted on the Malvern website.

Dues for 2018 were set at \$550, the same as for 2017. The payment plan will remain the same. The vote was unanimous.

There will be a meeting of the Reserve Study Committee at the Clubhouse on December 5, 2017, at 7:00 p.m. All members are welcome to attend.

President's and Committee Reports

President (Rodney Taylor)

Rodney asked that three items be added to the agenda for future meetings: Social Events, Board Calendar, and Reserve Study.

Secretary (Fred Bourque)

Nothing to report.

Architecture (Jason Woodward)

No new applications were received this month.

Grounds & Lake (Rick Collins)

The spillway was cleared, and all overhanging vegetation was removed. Several fallen trees were removed from the lower spillway. The mowing contractor will bush hog the dam and the Clubhouse.

The north dock ladder was repaired as a safety cable had come loose. The north dock needs to be stained, now that the pressure washing has been done. The south dock needs new planks.

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Board members installed a drain by the mailbox. A portion of the driveway (inside the yellow line) will now be repaved to help keep water out of the mail area. The roof was blown clean and the gutters cleaned. The area on the Oak Park side of the mailboxes will be improved with a low retaining wall, a drain, and stone pavers to keep water from carrying mud into the mailbox area.

Treasurer (Diana Wright):

T. J. Wright provided the following Profit & Loss status as of November 9, 2017:

Checking Account Balance:	\$181,411.47
<u>Capital Reserve Funds Balance:</u>	<u>\$190,479.47</u>
Check/Savings Account Balance:	\$371,890.94

Clubhouse and Pool (Fred Bourque)

The Clubhouse Refresh Project is scheduled to be completed before Thanksgiving. Fred advised that the main bedroom and the office may not be completed this year.

The Clubhouse has been reserved for December 16th for a holiday/housewarming party. Melody and Shawna will organize it. Liz O'Neil offered to do the decorations.

Roads (T. J. Wright)

T. J. reported that the scheduled paving was delayed but that the patching has now started. He said he will post paving information on the Malvern website. Members interested in having their driveways paved should contact T. J. soon. He said the paving company is charging \$14 to \$15 per square yard.

The snow removal contract for this winter is in place for the same price as last year.

Old Business

The sand beach upgrade planned for this year will be done in the spring. The \$4,000 in the 2017 budget will be used for this work.

Rick asked about putting a light at the playground. This item will be put on the April Membership Meeting agenda.

New Business

Attorney. All consultations with the association's attorney require prior Board approval.

Proxy Signatures. Ed Johnson and Chas Egen are working on a methodology for electronic proxy voting. Chas distributed a handout about the new website that included several alternatives for electronic forms, including signature blocks. Karen Pilkerton offered to research Virginia law to see if a proxy can be submitted without a physical signature.

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Reserve Study Committee. There will be a meeting of the committee at the Clubhouse on December 5, 2017, at 7:00 p.m.

Boat Rack. Gary and Karen Pilkerton requested that the boat rack be removed from their property on Lot 44 and that the sign at the entrance to the dock road be changed. They offered to submit new language for the sign, for the Board's approval, and then pay for the new sign. After much discussion, the item was tabled to the December Board meeting.

The meeting adjourned at 9:40 PM.

Submitted:

Fred Bourque
Secretary, Malvern Club, Inc.