



**Approved Minutes
Malvern Club, Inc.**

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, July 12, 2018, at the Clubhouse, called to order at 7:00 p.m.

Board Members Present: Fred Bourque, Rick Collins, Rodney Taylor, Jason Woodward, Diana Wright, TJ Wright; Members Present: Karl Bacqbien, Carol Beaver, Doug Beaver, Ceil Collins, Valerie Cruz, John Dacus, Rose Dacus, Debra Dean, Grover Dean, Jay Graves, David Klemick, Tanya Klemick, Pam Luthman, Don Nicholson, Liz O'Neil, Lynn Ross, Austin Pollack, Dona Shamburg, Ellie Tarbous, Merri Woodward; Guests Present: Maurice Ellington, Cornerstone Construction (Graves's contractor)

Decisions and Actions

Minutes of the June 14, 2018, Board of Directors meeting were approved unanimously.

An application for construction of a new residence and storage shed on Lot 225 was approved.

Applications for erection of accessory structures on Lots 45, 185, and 187 were approved.

Committee Reports

Treasurer: Diana provided the following financial status as of July 12, 2018:

Checking Account Balance:	\$213,109.04
<u>Capital Reserve Funds Balance:</u>	<u>\$202,144.25</u>
Check/Savings Account Balance:	\$415,253.29

Grounds & Lake. Rick thanked Debra and Grover Dean for taking on the beautification of the entrance island. The Deans volunteered to landscape the no parking area along the fence. They also said they could replace the white board fence with a decorative iron fence for about \$200. A motion was carried unanimously to replace the fence. Rick said the culvert at Dark Run will be cleared by a contractor next week at a cost of \$1,800. Rick thanked Jason Woodward for trimming trees at the Clubhouse and Pool.

Pool. Fred said the safety switch at the pump died and had to be replaced. That's why the Pool was closed for a day. He said they had put up screens, shade sails, and fence toppers to provide privacy and shade and to improve the appearance of the Pool area.

Roads: TJ said the paving to patch the areas marked with yellow paint will be done July 23 to August 3.

Architecture: Jason presented an application submitted by David and Tanya Klemick for erection of a shed on Lot 185, 589 Liberty Lane. The Board had voted on this application at the June meeting, but the Architecture Committee had not completed its review of the application or made a recommendation for approval. The committee had now reviewed the application and recommended it be approved. After discussion, the Board voted to approve the application by a vote of 4 to 2. Diana, Fred, Jason, and TJ voted aye. Rick and Rodney voted nay.

Approved Minutes Malvern Club, Inc.

Jason presented an application submitted by John and Rose Dacus for construction of an accessory building on Lot 187, 557 Liberty Lane. The Architecture Committee recommended approval, and the Board approved the application by a vote of 5 to 1. Diana, Fred, Jason, Rick, and TJ voted aye. Rodney voted nay.

Jason presented an application submitted by Jay and Patty Graves for construction of a house and storage building on Lot 225, Old Forge Way. Jay said the storage building would be sited behind the house at the back of the lot, which is on the Malvern boundary. The exact location of the storage building will not be determined until after the drain fields have been sited. Once that has happened, he will provide an updated diagram of the property with the house and storage building shown. The storage building will not be constructed until the Architecture Committee has approved the location. With that stipulation the Architecture Committee recommended approval, and the Board approved the application unanimously.

Jason presented an application submitted by David Kalish for construction of a small pavilion on Lot 45, 702 Ashlawn Drive. The pavilion will be located as close to the lake as possible. The Board was unsure whether structures on the lakeshore require the 60-foot setback from the lake. They agreed, however, that David could site his pavilion close to the lake as proposed and, if necessary, the Board would write a letter to him granting a waiver from the setback requirement. The Architecture Committee recommended approval of the application, and the Board approved the application unanimously.

Old Business

Do Not Enter Sign: The decision to install a divided road or a do not enter sign at the mailboxes has not been made.

Yard Sale: Ellie said she plans to have this year's yard sale in September or October, then have an annual yard sale each June. For each yard sale she will plan a rain date. She said she would provide details to the Board on the Fall sale soon.

New Business

Bench for Walkers: Dona asked the Board to consider putting a bench at the mailbox area. She and other members walk to get their mail, and it would be nice to have somewhere to rest before heading back.

Open Forum

Erosion at the Culvert: Valerie said the bank on her side of Dark Run at the bridge has eroded alarmingly during and since the flood. She said there's a 25-foot-wide, 8-foot-deep hole on the bank, and it is affecting the Cruz's driveway. You can view the erosion from the bridge. They are getting bids from contractors to shore up their new cliff.

The meeting adjourned at 8:45 PM.

**Approved Minutes
Malvern Club, Inc.**

Respectfully Submitted:

Fred Bourque
Secretary, Malvern Club, Inc.