



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

Board of Directors Meeting, Thursday, September 13, 2018, at the Clubhouse, called to order at 7:02 p.m.

Board Members Present: Fred Bourque, Rick Collins, John Shanley, Rodney Taylor; Members Present: Mark Benoit, Ceil Collins, Debra Dean, Grover Dean, Barry Gates, Shawna Gates, David Jamieson, Pam Luthman, Don Nicholson, Haley Payne, Lynn Ross, Ellie Tarbous.

Decisions and Actions

Amended minutes of the August 9, 2018, Board of Directors meeting were approved.

An application for erection of an accessory structure on Lot 52 was approved.

The proposed 2019 Operating Budget was approved and will be submitted to the membership for consideration at the Regular Membership Meeting on October 20, 2018.

The Clubhouse will be reserved for a Halloween Trunk-or-Treat parking lot party.

Committee Reports

President. Rodney thanked Ellie for coordinating the successful Yard Sale the previous weekend. Ellie said that nineteen families participated this year.

Grounds & Lake. Rick said the “Do Not Enter” sign was installed at the exit end of the mailbox driveway. He reported that the security system power supply had failed and will be replaced. The Board concurred that, once the cameras are operational, the system will be password protected and the video stream will not be publicly accessible. Rick said the landscaping contractor is going to trim trees along the roadways to cut the vegetation back to 6 feet from the edge of the road and 12 feet high. A notice will be included in the Fall Communicator and again in a Malvern News issue before the work begins.

Roads. Rodney noted that paving has started.

Clubhouse. Fred presented a quote from Lowe’s for replacement of the Annex windows. The project includes wrapping the exterior window and door frames with aluminum, to match the Clubhouse. Several window sills will also have to be replaced because of rot. The total cost is \$6,516.82. The Board approved the expenditure unanimously.

Pool. Fred said the Pool is closed for the season. He said there were about 130 pool keys sold this year, out of about 200 families in the community. There was discussion about increasing the fee for the keys from \$20 to \$40. The Board said this topic could be raised at the membership meeting.

Architecture. Fred presented an application submitted by Bud and Hazel Kreh for erection of a shed on Lot 52, 909 Ashlawn Drive. The Board approved the application unanimously.

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Social Events. Shawna offered to coordinate a Trunk-or-Treat in the Clubhouse parking lot for Halloween. A motion carried unanimously to reserve the Clubhouse at no rental cost for the event. All agreed that the Clubhouse building will not be used for this event, but that the Activity Center could be made available. Shawna will coordinate with Merri Woodward on the reservation for a date that does not conflict with other local Halloween events.

Old Business

Entrance Improvement Project. Debra said the big expenses for the project would be soil to build up the areas adjacent to the mailboxes for planting and the plants, which run about \$10 per pot. Don agreed to do the grading at no charge. Debra said we should do something on the outbound roadside where people park. The stopping space needs gravel, and some flowers along there would be nice. The Board advised her that there is money in the budget this year for some of this work. The remainder can be done in the spring. Debra and Rick will coordinate on the budget.

New Business

Mowing at the Clubhouse. Mark asked that the landscapers be more consistent in their mowing along his property line next to the pool. They don't always mow to the boundary line. Rick will tell the landscape contractor to mow up to the tree line on that side.

2019 Operating Budget. Rodney presented the draft operating budget for next year. He walked through the line items, including the amount set aside for the Dam Drain Fund (\$10,000) and the contribution to Reserve (\$32,520). He noted that the proposed budget does not include an increase in member dues. The proposed budget was approved unanimously and will be presented to the membership for consideration at the October 20, 2018, Regular Membership Meeting.

Open Forum

Indoor Pool. Ellie said the ladies of the aquatic exercise group that meets on Mondays, Wednesdays, and Thursdays at the pool would like the membership to consider enclosing and heating the pool so that it could be used year-round. The Board advised her that capital improvements have to be approved by the entire membership. She and her group may bring up the topic at the October 20th membership meeting.

The meeting adjourned at 8:33 PM.

Respectfully Submitted:

Fred Bourque
Secretary, Malvern Club, Inc.