



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

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Board of Directors Meeting, Thursday, November 8, 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 Bracqbien, Ceil Collins, Debra & Grover Dean, Karen Pilkerton.

**Decisions and Actions**

Minutes of the October 11, 2018, Board of Directors meeting were approved.  
Construction applications for Lots 42 and 122 were approved.  
\$6,000 was authorized for paving, edge to edge, a section of Malvern Drive at the community entrance.  
Dues for 2019 will be \$550 per lot.

**Committee Reports**

**Lake & Grounds.** Rick reported that the spillway has been cleared for the season. At the mailboxes, the new mulch was put in, and the grading that Don Nicholson did seems to be preventing flooding of the mailbox area. Rick cleared the gutters, emptied the water barrel, and plugged it for winter. MSL is preparing to trim trees along the roadways.

**Clubhouse.** Fred said the Annex windows were replaced. He is having the Clubhouse complex exterior woodwork and ironwork repainted.

**Architecture.** Jason presented an application from Tom and Priscilla Flory, Lot 42 on Chestnut Rail, for a two-car garage. The application was approved unanimously. Fred presented an application from Karl and Gwendoline Bracqbien, Lot 122 on Bee Gum/Half Penny, for a house and an accessory building to be used as a garage and workshop. The accessory building will be sited approximately 50 feet from the neighboring lot, closer than the standard 60 feet. The application includes a letter from Corey Williams and Ryan Jenkins, the owners of Lot 123, agreeing to a boundary waiver of 40 feet. Rodney objected that the metal accessory building does not conform to the style of a residential structure. Karl assured the Board that it will match the house colors and siding appearance. The application was approved by a vote of 5 to 1, with Rodney opposed.

**Roads.** TJ said the paving work continues. The contractor redid 400 feet of Covered Bridge at no charge. Some of the patches in other sections will need to be redone because of lumping. These will be done at no additional charge. TJ said he would need to spend an additional \$6,000 for the contractor to pave a section of Malvern Drive at the entrance, edge to edge, because there are too many spots to patch in that section without lumping. There being no objection, the payment was authorized.

**Treasurer.** Diana said she will have liens placed on four lots that are more than one year in arrears on their dues and penalties. There are currently 7 other members who are past due on their 2018 dues. She provided the following cash balances as of November 8, 2018:

Checking Account Balance	\$220,703.48
<u>Capital Reserve Funds Balance</u>	<u>\$202,227.55</u>
Check/Savings Account Balance	\$422,931.03

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**Social Events.** Diana reported that the Halloween Trick-or-Treat was a success. She reminded everyone of the Christmas Party planned for December 15<sup>th</sup>. She said she would have a notice posted on the website and sent to the email list.

### **Old Business**

**Dues Resolution.** A motion passed unanimously to keep the dues at \$550 for 2019.

### **New Business**

**Ladies Exercise Group.** Diana offered to coordinate a Ladies Exercise Group, which would meet in the Activity Center and do exercises with instructional videos. She said they would need a wall-mounted TV and a DVD player. Rick donated a DVD player. Fred said we have two TVs that she could use.

### **Open Forum**

**Dock Road Maintenance.** Karen inquired about a portion of the Beach Access easement that had been recently resurfaced and widened onto the Pilkertons' lot. TJ said that David Kalish, who owns the other lot that the road is on, had paid for the resurfacing. Karen asked that the Board not permit anyone other than the association to maintain the easement. Rodney said he would advise Mr. Kalish that the association would take care of future maintenance of the road.

The meeting adjourned at 8:00 PM.

### **Respectfully Submitted:**

Fred Bourque  
Secretary, Malvern Club, Inc.