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# Malvern Club, Inc.

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## ANNUAL MEMBERSHIP MEETING April 28, 2018 Approved Minutes

**Location:** Malvern Clubhouse, 905 Malvern Drive, Madison, Virginia.

**Sign-in:** Members signed in as they arrived, beginning at 9:30 a.m. Proxies were collected and tallied. Members with proxies were given cards showing the number of ballots they could cast during the meeting. Members who had paid for a pool key received a key.

**Quorum Present:** The Secretary reported that 63 lots were represented by members attending or proxies executed. The President announced that the minimum 50-member quorum requirement was met and called the meeting to order at 10:05 a.m.

### **Officers Present**

President:	Rodney Taylor
1 <sup>st</sup> VP & Secretary:	Fred Bourque
2 <sup>nd</sup> VP:	T. J. Wright
Treasurer:	Diana Wright
Director:	Rick Collins
Director:	Melody Langone
Director:	Jason Woodward

### **Decisions & Actions**

1. The minutes of the October 21, 2017, Regular Membership Meeting were approved.
2. Directors were elected to fill four full-term Board vacancies: Rick Collins, John Shanley, Rodney Taylor, and Diana Wright.
3. Officers and committee assignments were made, as follows:

President:	Rodney Taylor
Secretary & 1 <sup>st</sup> VP:	Fred Bourque
Treasurer:	Diana Wright
2 <sup>nd</sup> VP:	T. J. Wright
Architecture:	Jason Woodward
Clubhouse & Pool:	Fred Bourque
Lake & Grounds:	Rick Collins
Roads:	T. J. Wright
Social Events:	Diana Wright

4. A light will be installed to illuminate the flag at night for a cost not to exceed \$600.
5. Nancy Negron was appointed the Adopt-A-Highway Coordinator.

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### **Old Business**

**Activity Center.** Rodney said the Activity Center is now available for member activities. Members in good standing may reserve the facility for up to 2-1/2 hours for an event at no charge. All activities require that an adult member in good standing be present at all times during Activity Center events. To make reservations, contact Fred Bourque at 738-2200.

**Insurance Review.** Per a member's request at the October Regular Meeting, Rodney gave a review of our current insurance coverage. He proposed that the Board take up the question of increasing our bond and umbrella coverage at the May 10<sup>th</sup> Board meeting. There was no objection. Diana described the difficulty of getting bridge insurance, which must be obtained through FEMA. State Farm will not insure the bridge or the dam. Basically, it cannot be done, so we must be prepared to bear the cost of repairing the bridge, as was done after the last big flood.

### **Committee Reports**

**Secretary.** The election results were 63 votes each for Rick Collins, John Shanley, Rodney Taylor, and Diana Wright. There being a majority of votes cast for each candidate, they will sit on the Board until April 2020.

**Treasurer.** Diana said the tax return for 2017 had been filed and that Malvern owed no tax last year. She gave a report on the association's expenses versus budget for the year to date. We currently have \$411,267.87 in our accounts.

**Architecture.** Jason said no applications for construction or environmental modifications were received in the past six months. Fred reminded everyone of Malvern's Architectural Signs Policy, which is now being enforced. The policy is posted on the website here: <http://www.malvernofmadison.org/DocForm/Policy-002-signs.pdf>.

**Clubhouse and Pool.** Fred reported that the Clubhouse renovations were completed in December. Some minor work will be completed this year, including the office and some repairs to the exterior. The pool will open on May 24<sup>th</sup>, which is the last day of school in Madison County. It will be open daily from 7:00 a.m. to 10:00 p.m. through Labor Day.

**Lake.** Rick talked about the need for an emergency drawdown system at the dam. This is an old State requirement that is now being enforced by the Virginia Department of Conservation and Recreation (DCR), the State agency responsible for dam certification. This will cost Malvern about \$30,000. Rather than take money out of retained earnings, Rick has applied to DCR for a two-year extension of our provisional dam certification. Otherwise, the dam is in good shape. The north dock needs to be stained; Rick will do that himself. The planned sandy beach will be implemented at the north dock this year. The old boat storage rack has been removed. The Board will determine the best place to erect the new one.

**Grounds.** Rick said the mailbox area will be graded this year to improve drainage. The culvert at the bridge is getting jammed with vegetation. Once that has been cleared, the lot

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owner has agreed to let us bush hog the area along Dark Run. Rick reminded everyone to keep trees and bushes on your property trimmed back 8 to 10 feet from the roads and to cut branches that overhang the road. He said the Autumn Olive is especially bad. That invasive species should be removed by lot owners; otherwise, it will take over.

**Roads.** TJ said that some of the cracks marked with yellow lines were overlooked by the paving contractor last year. Those repairs will be completed during the summer. He said the slurry coating that was budgeted for 2018 at a cost of \$125,000 will not be performed. He said the benefit is not worth the expense. Instead, that money will be retained for future expenses.

**Social Events.** Melody said the open house that was held at the Clubhouse during the Christmas holiday season was a success.

### **New Business**

**Flagpole Light.** Joe Graham made a motion to install a light to illuminate the flagpole at night, at a cost not to exceed \$600. The motion carried, and the light will be installed.

**Speed Indicator Sign.** Rodney described a new solar-powered speed indicator sign he had seen recently. These could be deployed on Malvern Drive, Covered Bridge, or Liberty. They are stationary, not portable. There was interest from the members present, so he will research the cost and bring it up for consideration at the October Regular Meeting.

**Coordinators Needed.** Coordinators are needed for Firewise and the yard sale. Susan Korfanty said she might take the Firewise lead but wants to talk to the Madison County Firewise coordinator first. There were no takers for the yard sale, and members said only two people participated in the one last year. Thank you to Nancy Negron, who volunteered to be our Adopt-A-Highway Coordinator.

### **Open Forum**

**Hazardous Mailbox Parking.** Liz O'Neil said it is dangerous pulling out from the mailboxes because cars coming into Malvern do not always slow down. Drivers in parked cars cannot see oncoming cars well because of the decorative fence. The members decided to improve visibility there by lowering the decorative fence, so drivers can see over it. Also, the mailbox area is being redesigned, so something else might be done there to improve safety. The Board will take up this issue.

**Privacy Fence.** Rodney proposed that we look into erecting a privacy fence between the pool and the adjacent Pine Torch properties, Lots 71 and 72. There being no objection, the Board will research options.

**Meeting Adjourned at 11:45 a.m.** The next membership meeting is the Regular Membership Meeting, October 20, 2018, location to be announced.