
Malvern Club, Inc.

REGULAR MEMBERSHIP MEETING October 20, 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.

Quorum Present: The Secretary reported that 51 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 10:01 a.m.

Officers Present

President:	Rodney Taylor
1 st VP & Secretary:	Fred Bourque
2 nd VP:	T. J. Wright
Treasurer:	Diana Wright
Director:	Rick Collins
Director:	John Shanley
Director:	Jason Woodward

Decisions & Actions

1. The minutes of the April 28, 2018, Annual Membership Meeting were approved by unanimous voice vote.
2. The 2019 Operations Budget was approved by unanimous voice vote.

Committee Reports

President. Rodney acknowledged the new members present and thanked all of the Malvern volunteers for their efforts over the past year. He recognized the member crew that has been landscaping and beautifying the community entrance: Debra and Grover Dean, Don Nicholson, and Isaac Woodson. He also acknowledged the contributions of Ellie Tarbous (Yard Sale), Nancy Negron (Adopt-A-Highway), Susan Korfanty (FireWise), and the Board members.

Pool. Fred reported that the Pool was now closed for the year and that it had been a great summer of splashing and sunning. New privacy screens, shade sails, and vinyl fence toppers were purchased and installed. The Pool was closed for only one day, due to the failure and replacement of the safety switch. Pool costs exceeded the 2018 budget due to that repair, the repair of the Pool gate because of damage done last year, and the need to use more chemicals than in prior years. The 2019 proposed Pool budget is based on this year's expenses. 130 members paid for Pool keys this year.

Malvern Club, Inc.

Clubhouse. Fred reported that the renovations begun in 2017 were completed this summer. Still left to do this year is some exterior painting. The Activity Center windows were replaced this week. The carpets in the back rooms will be removed later this year.

Treasurer. Diana reported that the association's finances are in good shape. She provided the following cash balances as of October 20, 2018:

Checking Account Balance	\$226,314.15
<u>Capital Reserve Funds Balance</u>	<u>\$202,144.25</u>
Check/Savings Account Balance	\$428,458.40

Architecture. Jason reported that many applications for new construction were received and reviewed by the Architecture Committee over the past 6 months. He said they were for new houses, modifications to existing houses, and new accessory buildings. All were approved.

Grounds/Lake. Rick reported that he had stained the dock; it needs one more coat. He said we had received a 2-year extension on the dam recertification. This gives us time to address the requirement for a new drain at the dam. He said that we need to do some tree trimming along the roadways. Trees should be kept 6 to 8 feet back from the edge of the road and 10 to 12 feet above the roadway. He asked that members trim their trees accordingly; otherwise, we'll have to contract with MSL to do it later this Fall. He said the security cameras at the Clubhouse are back on line.

Roads. TJ reported that the planned paving had started but had been slowed due to bad weather and crew illness. He said some of the work would have to be redone, including a stretch of Covered Bridge before Liberty that has to be milled. There would be no extra charge for this. He said some of the sections would have to be replaced edge-to-edge, rather than patched. Work will resume soon.

Social Events. Diana reported that the Holiday Party tradition has been revived. This year's party will be at Clubhouse on Saturday, December 15th, from 4 to 7 p.m. Katie Harrison said that the planned Trunk-or-Treat has been cancelled due to insufficient interest. She said kids would be Trick-or-Treating in Malvern on Halloween, October 31st, from 6 to 8 p.m. She asked that members who would like to have Trick-or-Treaters come to their house, please leave a porch light on. Diana said she would draft an email message to be sent out to the Malvern News list, telling people where to gather if they want to go in groups. She said we have funds in the budget for glow sticks for the kids. Diana and Katie will coordinate.

Volunteers. Ellie said the next Yard Sale will be in the spring, then once a year thereafter. Nancy Negron is accepting volunteers for the spring Oak Park cleanup. Susan said that the FireWise application for next year is due on November 16th.

Old Business

Flag Light. Fred reported that the flag light had been installed. The cost was less than \$100 because Rick did the installation.

Speed Indicator Sign. Rodney reported that the solar-powered speed indicator signs cost around \$2,399 each. There was no motion to proceed with this idea.

Hazardous Mailbox Parking Area. Liz O'Neil had requested at the April meeting that something be done at the entrance to improve the sightline from the parking area exit to Oak Park Road. Rodney reported that the white board fence at the entrance had been replaced by a lower decorative metal fence. Debra and Grover Dean had done that as part of their beautification project ongoing at the entrance. Liz said this was much better.

Pool Privacy Fence. Fred reported that we had installed privacy screens on the pool fence on the sides facing Lots 71 and 72. He said the Board had decided that we would not need an additional fence along the property line. The members agreed.

New Business

2019 Operations Budget. Rodney explained the expense item for the Dam Drain Fund. This is \$10,000 towards the \$30,000 estimated cost of the State-required drain to be installed in the lake in 2020. He said that he had spoken with Nick Freitas, our Virginia Delegate, about the need for this drain. Mr. Freitas is going to investigate the requirement, and we may not need to do this. Nevertheless, we need to have the money set aside in case we do. The proposed 2019 Operations Budget was discussed and approved unanimously by a voice vote.

Boat Rack. Rodney reported that the boat rack at the north dock had been removed at the request of the property owners. He explained the situation with the easement for the dock road and the beach area. He said the easement does not provide for structures on the land without the property owners' permission. Jason proposed attaching a floating rack to the end of the dock. TJ had a picture of what that would look like. After some discussion, Caroline Watts moved that the Board form a committee to develop a plan for the boat rack, including the cost of the construction, the capacity of the rack, and the fee for use. The motion passed on a voice vote.

Malvern Drive Center Stripe. Ellie Tarbous had asked the Board to consider painting a stripe down the center of Malvern Drive, from the entrance to the road divide. After some discussion, Susan Korfanty moved that such a stripe not be done. The motion passed on a voice vote.

Open Forum

Escape Route. Several members expressed concern that there would be no way out of Malvern in the event the bridge is out or inaccessible. The Board has looked into this in the past and not come up with a workable solution. There is a potential roadway at the end of Aroda Road, but there is no road there. Caroline Watts said that roadway may still be on the Madison County plan, even though VDOT abandoned it years ago. Ed Johnson said he had researched this idea years ago but hadn't asked about the county plan. Caroline moved that

Malvern Club, Inc.

the Board approach the county about whether they had also abandoned the roadway and, if not, whether it could be used for emergency purposes. The motion passed on a voice vote.

Grass Clippings in the Road. Rodney asked that members blow their grass clippings off the road onto their property.

Help Needed. Valerie Cruz said she and José have been trying to shore up the riverbank on their lot at the bridge. The last big flood tore out a chunk of their embankment and left a huge hole in the riverbank. They have been tossing big rocks down the embankment to fill up the hole. So far, they've loaded 16 tons of rock. They asked for help tossing the next load; they'll supply the refreshments. They plan to do this sometime in November. Contact José if you can help: 434.566.2084.

Meeting Adjourned at 11:42 a.m. The next membership meeting is the Annual Membership Meeting, April 27, 2019, at the Clubhouse, with sign-in beginning at 9:30 a.m. and the meeting starting at 10:00 a.m.

Respectfully Submitted:

Fred Bourque
Secretary, Malvern Club, Inc.