



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

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Board of Directors Meeting, Thursday, January 10, 2019, at the Clubhouse, called to order at 7:00 p.m.

Board Members Present: Fred Bourque, John Shanley, Rodney Taylor, Diana Wright, TJ Wright;  
Members Present: Grover & Debra Dean, Barry & Shawna Gates, David Kalish, Larry McClellan, Don Nicholson, Karen Pilkerton.

### **Decisions and Actions**

Minutes of the December 13, 2018, Board of Directors meeting were approved unanimously.

A motion was passed unanimously to place liens on three lots that are each over \$600 in arrears on their combined dues, fees, and penalties.

### **Committee Reports**

**Lake & Grounds.** Rodney (reporting for Rick Collins) reported that the spillway was checked. It is running clear; little debris was seen. The north and south docks were checked. Both are as usual. The south dock is still on the list to be replaced. The mail area was checked after the snow; it is fine. The main culvert on Covered Bridge was checked. It was free of debris. Rick did notice that there is a tree across Dark Run upstream of the bridge. It will need to be removed.

**Treasurer.** Diana said she has not received bank statements for the month and is working on the year-end closing. Account balances for January 10, 2019, will be reported at the February Board meeting. She said she is preparing to send out the 2019 dues invoices. She has sent an email message to all members for whom we have email addresses, giving them the option to receive their invoices by email.

**Social Events.** Diana said she has organized a Ladies' Exercise Group, which had started that morning. The group will meet Tuesdays and Thursdays from 10:30 to 11:30 a.m. in the Activity Center. She said she had posted a notice on the website and will send it to the email list.

**Clubhouse.** Fred said Rick Collins had installed one of the Clubhouse televisions in the Activity Center and donated a mounting bracket and a DVD player so the Ladies' Exercise Group could play their Zumba videos. Fred said he purchased three 6-foot-long tables to replace the old ones in the Activity Center. He said he is having some repairs made to the Pool Restroom. The sink is leaking and will be replaced. An electrician is scheduled for the following week to install additional lighting in the Clubhouse Dining Room and Women's Restroom. He said he would have him look at the heater in the Pool Restroom, which is not working.

**Roads.** TJ said the paving contractor will resume work when the weather improves. Don asked how much we had paid for the entrance patching, which is substandard. TJ agreed that it was and advised that the contractor is going to redo that section at no charge. The Board had approved an additional \$6,000 to repave that section edge-to-edge, but we will not have to pay for that.

**Firewise.** Karen Pilkerton provided her Firewise files to John to give to Susan Korfanty.

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### **Reserve Study/5-Year Plan**

Rodney said there would be a committee meeting in the Clubhouse on January 22<sup>nd</sup>, starting at 7:00 p.m. All members are welcome to attend. He asked that a notice be put on the website.

### **Executive Session**

From 7:13 p.m. to 7:40 p.m., the Board went into executive session. Back in open session, Diana reported that the Board had decided to place liens on three lots that are each over \$600 in arrears on their combined dues, fees, and penalties. A motion was passed unanimously to do this.

### **Old Business**

**Dock Road Paving.** After discussion, the Board decided not to send a letter to the Pilkertons and David Kalish regarding maintenance of the Dock Road. David was present in the meeting and said he understood the Pilkertons' request and that he would not do further maintenance on the dock road.

### **Open Forum**

**Vacant Lot Mowing.** Karen expressed concerns about mowing of vacant lots. The Board advised that vacant lot mowing is provided, for a fee, to absentee owners, both as a courtesy and in an effort to keep vacant lots from getting overgrown.

**Malvern News.** Grover suggested that the Board send the Board meeting minutes to the email list each month. He said it would be one way to keep members informed of Club business and could generate more interest among the membership.

The meeting adjourned at 8:42 p.m.

### **Respectfully Submitted:**

Fred Bourque  
Secretary, Malvern Club, Inc.