



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

Board of Directors Meeting, Thursday, May 9, 2019, at the Clubhouse, called to order at 7:01 p.m.

Board Members Present: Fred Bourque, Grover Dean, John Shanley, Rodney Taylor, Diana Wright.
Members Present: Debra Dean, Chas Egen, Jake Lockwood, Don Nicholson, Ellie Tarbous.

Decisions and Actions

Minutes of the March 14, 2019, and April 11, 2019, Board of Directors meetings were approved unanimously.

Per the Clubhouse Rental Agreement, the \$50 damage deposit will be applied to any cleanup and/or trash removal that is not completed by the member who rents the Clubhouse.

Construction applications were approved for a new house on Lot 198 on Old Forge Way, and storage sheds on Lots 72 on Pine Torch Lane and 25C on Ashlawn Drive.

If Madison County does not have a rule governing short-term rentals, Rodney will contact our attorney to begin the process to develop a covenant to either prohibit or regulate these rentals in Malvern.

Ed Johnson and Chas Egen will continue to serve as Webmasters for the next year.

President's Comments

Rodney thanked the outgoing and incoming Board members for their service and their willingness to volunteer. He said he thought we had a good Annual Membership Meeting with a larger turnout than we've had in recent years.

Committee Reports

Secretary. Fred reported on an action from the March meeting. There was a request at that meeting to try to reduce the size of the Disclosure Packet that is provided to Malvern members who are selling their lots. The packet is over 160 pages long. Fred said he reviewed the contents of the packet vis-à-vis the State requirements for the packet. He said there is nothing to cut.

Clubhouse. Fred said two recurring problems with Clubhouse rentals are people not removing their trash and the use of glitter for parties. He said when trash is left at the Clubhouse either he or Valerie has to bag it up and take it to the dump. People agree to remove their trash when they rent the Clubhouse; it's on the Clubhouse Agreement that everyone signs when they rent the facility. Glitter is a bigger problem. It won't come up with a vacuum cleaner and has to be removed by scrubbing. This takes more work than is budgeted for housekeeping. After some discussion, Fred said he would review the Rental Agreement and make sure it says everything it needs to say. Per the Clubhouse Rental Agreement, the \$50 damage deposit will be applied to any cleanup and/or trash removal that is not completed by the member who rents the Clubhouse.

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Pool. Fred said the water is looking and testing much better than it did last year. We are not having the problem with manganese this year. He said the pool is being prepared for opening on May 23rd, which is the last day of school in Madison. Fred said several members had asked that the pool be opened earlier than planned, but the pool will not be ready for several weeks.

Lake & Grounds. Rodney reported for Rick. He said the beaver dam has been removed from the spillway. The beavers had raised the lake level about 5 inches. The spillway was raked clear. Thirty carp, about 10-12 inches in length, were added to the lake at a cost of \$13.50 apiece. A fish barrier was constructed from rebar and fencing and then placed in front of the spillway. This should prevent the carp from escaping. Gary Pilkerton and Larry McClellan have volunteered to help Rick keep the barrier free of clogs. Rick placed a "No Trespassing" sign by the barrier and spillway per Richard Hinz's request. This is to make it clear that people should not be in or crossing the spillway. Letters will be sent out soon to vacant lot owners about the bush hogging schedule.

Roads. Grover said he spoke with the paving contractor about fixing the bad spots and redoing the entrance. The contractor is waiting for a grinding machine and said they should be back out here in May. Fred said there is construction damage to Windmill Lane. There is \$1,500 in escrow to cover the cost of repairs. Grover will inspect the road.

Architecture. Fred said he inspected the new storage building on Lot 122 at the corner of Bee Gum Way and Half Penny Lane. He said that the building conforms to the specifications in the application that was approved by the Board. Fred said there were three new applications submitted this month. A new house is to be built on Lot 198 on Old Forge Way by Shuman Builders, the lot owner. Mark and Krysta Benoit are erecting a storage shed on Lot 72 on Pine Torch Lane. Jake and Valeriya Lockwood are erecting a storage shed on Lot 25C on Ashlawn Drive. All applications were approved unanimously.

Treasurer. Diana provided the following cash balances as of March 14, 2019:

Operating Funds Balance	\$201,682.11
<u>Capital Reserve Funds Balance</u>	<u>\$256,039.19</u>
Checking/Savings Accounts Balance	\$457,721.30

Diana requested an executive session during the June Board meeting to review the outstanding liens. She said we may need to do one more lien.

Social Events. Diana said the Ladies' Exercise Group completed the Virginia Tech LIFT Study that they have been participating in for the last 8 weeks. She said the Ladies Water Exercise sessions will start once the pool opens. She reminded everyone about the Spring Social Pot Luck to be held at the Clubhouse on May 11th from 4 to 7 p.m.

Old Business

Short-term Rental Covenant. Rodney said we may need to contact our attorney to discuss options for developing a covenant to either prohibit or regulate short-term rentals. Grover said he would first check with the Madison County Zoning Commission to see if the county permits or prohibits short-term rentals in areas zoned A-1. A motion was passed unanimously to permit Rodney to contact our attorney if the

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county does not have such a rule. Rodney said that the process of developing a new covenant could take months but that we need to have a plan to present at the October Regular Membership Meeting.

Activity Center Flooring. Fred said he is getting bids to redo the flooring in the Activity Center, including the big gathering room, the upstairs meeting room, the storage room, and the Pool Restroom. He took suggestions from members on flooring type and recommended contractors.

New Business

Webmaster. The Board unanimously approved Ed Johnson and Chas Egen as Webmasters for the next year and thanked them for their excellent work on the Malvern website and the newsletter.

Open Forum

Married Couples on the Board. Don voiced a concern about married couples serving on the Board at the same time. This is a practice that has been repeated several times over the years. The Board advised that there is nothing in the By-Laws that prohibits this practice.

Mailbox Painting. Ellie suggested painting the Mailbox shed and newspaper boxes a different color. She said the forest green color makes the entrance feel like a summer camp. The Board suggested she talk to Rick about it.

The meeting adjourned at 8:17 p.m.

Respectfully Submitted:

Fred Bourque
Secretary, Malvern Club, Inc.