



**Approved Minutes  
Malvern Club, Inc.**

905 Malvern Drive

Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, June 13, 2019, at the Clubhouse, called to order at 7:01 p.m.

Board Members Present: Doug Beaver, Fred Bourque, Rick Collins, Grover Dean, John Shanley, Rodney Taylor. Members Present: Carol Beaver, Mark Benoit, Ceil Collins, Valerie Cruz, Debra Dean, David Kalish, Melody Langone, Larry McClellan, Gerry Monnat, Don Nicholson, Ellie Tarbous, Jason Woodward.

**Decisions and Actions**

The minutes of the May 9, 2019, Board Meeting were approved unanimously.

A motion was passed unanimously to install a flagpole and an illuminated flag at the mailbox driveway.

A motion was passed unanimously to erect a fence and gate at the dock to prevent the geese from going out onto the dock.

**Committee Reports**

**Lake & Grounds.** Rick said the beaver had built another dam at the spillway after the first one was cleared. This new dam has been removed. The triangle of common ground at Dark Run was mowed.

**Roads.** Grover said he spoke with the paving contractor again about redoing the entrance patching. The contractor said he had not billed Malvern for the patching that was done there. There was some discussion about whether the contractor was referring to that initial patching or to the edge-to-edge entrance paving that has not been done. Grover will talk with him again to clear that up and to schedule the fixes to the other substandard patchwork that they did.

**Clubhouse.** Fred said the urinal in the Men's restroom had to be repaired. He presented an update to the "Clubhouse Reservations and Use Policy" for the Board to review for the July Board meeting.

**Treasurer.** Rodney provided the following cash balances as of June 13, 2019:

Operating Funds Balance	\$203,802.63
Capital Reserve Funds Balance	<u>\$256,839.29</u>
Checking/Savings Accounts Balance	\$460,641.92

The executive session to review the outstanding liens that was planned to occur during the June Board meeting will be held at the July Board meeting.

**Yard Sale.** Ellie said the June Yard Sale went well; it didn't rain. There was less participation than there was last Fall. She is polling members to see whether they want to do another one in October or wait until

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next Spring. Rodney said she needs to rewrite the “Yard Sale Application” so it works for her process, but it must include the language of the “Indemnification and Hold Harmless” clause that the old form has.

**Firewise.** Susan said she is not having any luck getting help from the County Firewise coordinator about how to apply for the grant to pay for the chipping service. Gerry said his experience with the new coordinator had been similar. Susan said she would keep trying but that without help from the program she wouldn't be able to continue in the coordinator role.

### **Old Business**

**Short-term Rental Covenant.** Grover said he checked with the Madison County Zoning Commission and was told that the county does not have a policy on short-term rentals in areas zoned A-1. Rodney said he then spoke with our attorney to discuss options for developing a covenant to either prohibit or regulate short-term rentals. The attorney said she has developed several of these covenants and will send us some information, sample covenants, and instructions on how to proceed. The covenant would require an amendment to the Deed of Declaration. Deed amendments require a 2/3<sup>rds</sup> vote of all lots or 156 votes. She will prepare a proxy form that we can use to gather the membership votes. The proxy will be good for 11 months, starting with the first vote. Rodney said he estimated the attorney fees would be about \$2,000 through recording of the amendment with the County. The next step is to decide the minimum length of rental we would permit (e.g., 1 month, 3 months, 6 months). This topic will be discussed at the following Board meetings, and a proposed covenant will be presented to the membership at the October Regular Membership Meeting, when the voting could start.

**Beavers.** Gerry said he had lost another 12-foot tall mulberry tree to the beaver at the lake. He then spoke to several trapping firms and determined that he could have the beaver(s) caught and removed for \$300 to \$500. He will get more information and a firm cost and come back to the Board.

### **New Business**

**Flag at Entrance.** Valerie Cruz presented a U.S. flag and flagpole that she and José want to donate to the community for permanent installation at the community entrance. A motion was passed unanimously to install the flagpole and illuminate the flag in the flower bed at the mailbox driveway.

### **Open Forum**

**Loose Dogs.** Larry said two dogs came up to the road on Ashlawn while his wife Suzanne was walking to the mailbox. The dogs frightened her with their growling and barking, and he is concerned for her safety. The Board advised him to talk to his neighbor, the dog owner, about restraining the dogs.

**Dock Fence & Gate.** David recommended that we erect a fence to keep the geese off the dock. A 4-foot-tall fence with a gate should be sufficient. A motion passed unanimously to erect the fence at a cost not to exceed \$700.

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**Right of Way Maintenance.** Several people noted that the grass in some spots is getting so high that you can't walk off the road. Jason and Rick will survey the roads and map the spots that need to be mowed once a month. A 4- to 5-foot-wide swipe should be sufficient. Rick will report back to the Board with a plan to contract for the work.

**Trespassers.** Mark lives next to the Clubhouse on the Pool side. He said there are numerous groups of young people who congregate in the parking lot after 10:00 p.m. They sometimes will use the Pool but mostly they just sit in their cars or on the pavement. There have been as many as six carloads at a time. They have not created a disturbance, but they like to park their cars facing his house and leave their headlights on for hours. Fred said he would take care of it. Mark and Doug offered to help.

The meeting adjourned at 9:23 p.m.

**Respectfully Submitted:**

Fred Bourque  
Secretary, Malvern Club, Inc.