

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

Minutes: Board of Directors Meeting, Thursday, October 11, 2007

Meeting called to order 7:00 p.m. by President Monnat

Board members present: Jerry Monnat, Lee Rees, Jeff Woodward, Ed Johnson, John Haines

Members Present: Barbara & Frank Sargent, Gary Pilkerton, Diane Cross, Wallace Harvey, Caroline Busick, Charles Egen, Bob and Claire Anderson, Angie Wiseman, Howard and Ceil Collins

Secretary/Public Relations:

1. Board postponed approval of September minutes until November Board meeting
2. Communicator mailed to residents. Reference made to typographic errors on membership meeting date. Web site will contain corrected dates, corrected date to be posted at mailbox area, President Monnat to telephone owners not currently residing in Malvern.

Treasurer Report:

1. September income \$7,860 of which \$7,375 for special dues. Expenses total \$2,596 with mowing of grounds being \$1,074 and pool being \$883. Cash available in checking is \$6,125, money market is \$33,859. Funds available at the end of September total \$35,984.
2. \$5,000 sent from money market account to open new account at IndyMac Bank. IndyMac Bank rates much better than local bank.
3. 3 lots are now in arrears for special assessment. Discussion on methods of collections including filing lien on property and filing small court claim.

Architecture Committee:

1. Lot 7A applications for shed and house exterior modification approved. Shed approved to be located 25' off boundary line per a permission letter given from Lot 8.

Building and Grounds:

1. Overgrown area near Dark Run bridge was identified and will be completed at next mowing.
2. Discussion of mowing contract for 2008 including idea of equal payments and clearer definition of areas to be mowed.
3. Well repairs to await funding in early 2008.
4. Beaver around lake discussed. Method to prevent tree damage is using minimum 4 foot high chicken wire around trees. Alternative is to trap and euthanize. Decision made was to continue to monitor.
5. Information regarding restocking lake with carp to prevent heavy vegetation presented. More than 30% vegetation in lake can be a problem and should be addressed. Heavily vegetated lakes would require 8 carp per acre. Permit processing will begin February 1 ± so that carp can be added near end of February or early March. Total of 30 carp recommended with cost being \$10 to \$15 per fish.

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6. Research ongoing regarding proposed dam standards. Proposed regulations could require redesign and reconstruction of spillway to meet new requirements. Several inquiries were made in September but no new definitive information was discovered.

Clubhouse:

1. Work involved with new office mostly completed. Carpet and base molding remain to be completed.
2. Frank discussed need to have other members help Mike Perryman with pool cover in future.
3. Frank fixed 3 electrical outlets in clubhouse which required work in crawl space.
4. There is a need for volunteers to maintain trees and bushes around the clubhouse on a regular basis. Frank feels if he is going to continue doing this he will have to start charging for his time.
5. Frank suggests the outside of clubhouse be power washed. This apparently has been done on a yearly basis around the October timeframe.
6. John will be meeting Virginia Pool and Gunitite this coming Saturday for a pool assessment and associated repair costs. Multiple attempts to contact Payne Pools brought no results.

Roads:

1. Lee discussed meeting with a contractor for assessment of the pothole developing on Sleigh Bell Lane. Lee will advise the Board of associated costs which he expected to have within a few days.
2. Several members expressed unhappiness that speeding within Malvern continues to be a problem and that to-date, nothing has been put in place to address the issue. The Board re-confirmed that it is pursuing the enforcement option over the use of speed bumps at this time.

New Business:

1. A homeowner contacted the Board with a concern regarding a life-threatening illness your pet could acquire from other pets that are allowed to roam freely. The homeowner provided information on the potential illness (leptospirosis) including symptoms, treatment and prevention. The Board asked the Malvern webmaster to confirm the information and then to place a condensed version of the information provided by the homeowner on the web site (<http://malvernofmadison.org>).
2. Frank suggested the Board consider methods on addressing the increasing population of deer within Malvern.
3. Bob suggested the Board contact the previous secretary to make arrangements to return a laptop computer and microphone system. Bob also suggested the Board consider donating the microphone system to the Presbyterian Church since their system is aging and problematic.

Old Business:

1. Jerry referenced the Board's ongoing work with the 5-year plan and the need for future meetings to complete the study and present it to the Board for action. A motion was approved to continue the work of developing the plan.
2. Jerry and Charlie have had little success in contacting Comcast to answer questions previously posed to them and to have them confirm they will attend our membership or board meeting. Ed reported he had

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talked with the contractor performing the work within Malvern and had passed the information he had received to the Malvern webmaster for inclusion on Malvern's web site as an informational item.

3. Charlie reported the web site is keeping a calendar of known Malvern events and asked for accurate information to add. Now that he has gotten spam email under control he suggested adding more of the Board members to the group email address so they receive emails generated by residents using the web form on the web site. He also asked Board members visit the frequently asked question page to supplement the current answers which he feels would be a service to our members. Charlie also noted he had added coding to the web site that improves the chances of users finding the web site using appropriate terms within a search engine (such as Google).

Meeting adjourned at 8:45. Next membership meeting scheduled for Saturday, October 20 at 10:00 a.m.; next Board meeting scheduled for Thursday, November 9 at 7:00 p.m.