

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

Minutes: Board of Directors Meeting, Thursday, January 10, 2008

Meeting called to order 7:04 p.m. by Vice President Lee Rees

Board members present: Lee Rees, Paul Hankla, Jeff Woodward, John Haines, Ed Johnson

Members Present: Barbara & Frank Sargent, Karen & Gary Pilkerton, Diane Cross, Caroline Busick, Bob Anderson, Joe Graham, Pat Kaplon

Secretary/Public Relations:

1. Board approved minutes of the December, 2007 meeting

Treasurer Report:

1. December checking account totals \$4, 824 and money markets total \$33,936
2. Total available funds at the end of December, 2007 are \$34,759. This compares with total available funds at the end of December, 2006 of \$39,989
3. Expenses in December include \$480 paid to engineering consultant (road signs), \$696 for fuel oil and \$19 paid to the treasurer for reimbursable funds personally paid by treasurer during 2007. Income in December totaled \$520
4. Lot 195 owner requested return of \$2,500 for road impact escrow. No road damage due to the home construction was evident and so funds will be returned in full.
5. Dues notices are scheduled to be mailed February 1, 2008 with dues payable by March 1, 2008

Architecture Committee:

1. No applications received during December

Building and Grounds:

1. 2008 mowing contract received from Tim's Lawn Service. The contract doesn't include the dam or the rough area behind the clubhouse. Option for 12 monthly payments discussed. Jeff will ask about 10 month payment option and will clarify areas to be mowed.
2. Lights at entrance sign are in the process of being repaired
3. Jeff suggested a volunteer project would be painting the entrance sign

Clubhouse:

1. John reported repairs to the pool should be occurring soon, weather permitting
2. Caroline Busick volunteered to trim hedges around the clubhouse

Roads:

Malvern Club, Inc.

1. Lee reported the contractor for repair of the pothole on Sleigh Bell Lane should be starting the work soon. Lee suggested the homeowners along the road be contacted prior to commencement of the work
2. Lee reminded the Board and members there is a form for reporting road damage that is noticed.
3. Ed estimated the approximate cost for replacing the deficient stop and speed limit road signs will be around \$4,500. He is confirming the requirements and will be obtaining firm quotes. The information should be available by the time the Board has its next Special Meeting on the 5-year plan.

New Business:

1. Karen Pilkerton asked the Board to include an article she had written regarding Madison County zoning aspects of home-based businesses in the next Communicator
2. Several written complaints regarding possible covenant violations were discussed. In one case, a Board member had visited the homeowner in question and had asked for adherence to previous agreements. Compliance will be reassessed prior to the February Board meeting. The consensus of the Board members regarding the second case was a letter to the homeowner asking for voluntarily compliance in removing items that conflict with Malvern covenants.

Old Business:

1. The Board discussed the 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.

Meeting adjourned at 8:07. Next Board meeting scheduled for Thursday, February 14, at 7:00 p.m.