

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

Minutes: Board of Directors Meeting, Thursday, March 13, 2008

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

Board members present: Jerry Monnat, Lee Rees, Paul Hankla, Jeff Woodward, Ed Johnson

Members Present: Frank Sargent, Karen Pilkerton, Barry Cliver, Diane Cross, Caroline Busick, Joe Graham, Don & Pat Kaplon, Charlie Egen, Mary Brant, Angie Wiseman, Ann Ferguson, Elizabeth O'Neil, Howard Collins, Norman & Kathy Hensel, Flora May, Steve Reed

Secretary/Public Relations:

1. Board approved minutes of the February 14, 2008 meeting
2. Spring 2008 scheduled to be mailed about April 1
3. Membership meeting scheduled for 10:00 on April 26, 2008

Treasurer Report:

1. February income totaled \$30,414; expenses totaled \$582
2. Total available funds \$64,453
3. As of March 13, a total of 141 out of 234 lot owners had paid their dues
4. Reminder that March 31 is last date to pay dues without incurring penalty and interest charges

Architecture Committee:

1. Lot 31 owner had requested tree removal approval which was granted

Building and Grounds:

1. 2008 mowing contract will be with Tim's Lawn Service again this year. Terms will be the same as last year except a \$10 per mowing surcharge if gasoline prices exceed \$4.00 per gallon
2. Per vacant lot bush-hogging contract will increase to \$45 for half lots and \$65 for full lots; each lot owner must make payments in advance for lot to be mowed
3. 36 inch x 48 inch x one-quarter inch sign has been ordered; expected cost is \$350 plus costs for dual posts; clear coating at an additional expense is also suggested for a longer lasting sign; sign will be located beyond mail boxes

Clubhouse:

1. Mike Perryman will maintain pool again this year; pool maintenance to start week of May 23rd, with closing expected week of September 27th
2. Virginia Pools & Gunite has not yet performed the pool repairs
3. 137 pool keys will be ordered for 2008 pool season

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4. Madison Plumbing has been contacted to provide well diagnosis and estimate for repair; Wilson Well Drilling estimate is expected tomorrow; Joe Graham reminded Board that well repairs need to be coordinated with rental schedule

Roads:

1. Lee reported the contractor has completed the majority of repairs for Sleigh Bell Lane; paving awaits better weather; cost was slightly less than estimate due to re-use of existing portion of pipe which was found to be in good condition
2. Ed reported additional research for speed limit and stop signs; he suggests use of 12 foot 4 x 4 pressure treated wood posts, hot-dipped 3.5 inch lag bolts and concrete to secure posts – estimate from MWP for these materials is approximately \$600; sign estimate is approximately \$2,200; Board approved purchase and installation of 2 signs initially

New Business:

1. Comcast representative Evelyn Taylor gave presentation; she is now point of contact: telephone 434-566-1973, email Evelyn_Taylor@cable.comcast.com; expected dates for cable availability is March 15, for internet service is April 1, and telephone service is June 1; call Evelyn with questions
2. Karen Pilkerton says her list of volunteers is growing and urged the Board members to compile a list of projects; there was brief discussion relating to neighborhood watch
3. Ann Ferguson reported nominating committee had found one 1 candidate so far; Ann also discussed her involvement with “adopt a highway” which cleans Oak Park Road, 1 mile each way from the Malvern Drive entrance twice each year with as many as 30 bags of trash being collected annually – Malvern residents are encouraged to contact Ann if they would like to lend assistance; Ann gave a brief presentation on her involvement with Montpelier and requested the Board consider making a donation to the Foundation

Old Business:

1. Jerry reported the Board had met in Executive Session on February 14 and reconvened on February 19 in accordance with the motion made at its February Board meeting. The purpose of the meeting was to investigate complaints and research remedies to purported home-based business related activities beyond a previous Board approval for the Lot 158 owners.
2. Jerry made a motion, seconded by Lee, to revoke the business application for the owners of Lot 158; motion carried unanimously
3. Ed made a motion to remove the current Home-based Business Application from the Malvern web site; motion carried unanimously
4. 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 9:00. Next Board meeting scheduled for Thursday, April 10, at 7:00 p.m.