

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

Minutes: Board of Directors Meeting, Thursday, May 14, 2009

Meeting called to order at 7:05 p.m. by President Jerry Monnat

Board members present: Jerry Monnat, Pat Kaplon, Ed Johnson, Rick Curtin, Jason Woodward, Barbara Flynn

Members present: Barbara & Frank Sargent, Barry Cliver, Pat & Bill Rowe, Joe Graham, Don Nicholson, Karen & Gary Pilkerton, Rick Collins, Norm Hensel, Angie Wiseman, Liz O'Neil

Jerry said the first order of business would be approval of the April 9 board minutes. Barbara said there were two minor changes: 1) an addition of item 4 under Clubhouse and Pool regarding the Board's approval of the Clubhouse rules; and 2) under Old/Ongoing Business, a minor wording change to item 2 of Clubhouse Committee report. Minutes approved as modified.

Treasurer

1. Current bank balance is \$66,924. April income was \$21,131.
2. Expenses were \$27,748. The major expense was the final payment of one of our two loans in the amount of \$23,669. There was an expense of \$1,600 for ongoing pool work and \$600 for survey work related to the dam recertification. Ed said he would like to recognize and thank Nick Humphrey who works with the surveyor and is a Malvern resident. Nick agreed to do his portion of the work gratis, which resulted in a discounted invoice.
3. Three lot owners have not made at least their initial \$300 regular dues payment; Ed will continue to pursue payment from these owners.
4. Ed submitted paperwork to renew our HOA license through the Department of Professional and Occupational regulation. Approved and renewed through May 31, 2010.
5. On April 13, Ed became the State Corporation Commission (SCC) registered agent of Malvern Club, Inc.
6. At our last board meeting, Ed was asked to research enclosed bulletin boards for the mailbox area; amount approved for this was \$100. Ed found several that were under \$200. As an alternative, he suggested using our current locked bulletin board for Malvern notices instead of posting the minutes on it. He suggested giving Angie Wiseman the key and so she could maintain the board. Those wanting Malvern-related notices to be posted could then contact Angie. A revised motion was made to replace the existing non-locked bulletin board rather than to purchase a new locked bulletin board; approved. Karen Pilkerton said she and Gary will volunteer to make one. The Board thanked them.

Architecture Committee:

1. Pat said a request to place a storage shed on Lot 138 was approved.
2. The request for a fence to enclose a dumpster on Lot 158 was not approved. The Committee's recommendation to the Board is that the Board withhold approval. Jerry said the board would abide by the Committee's recommendation.

Common Areas and Lake:

1. Jason said the letter will go out soon regarding bush hogging the empty lots.
2. Don Nicholson said he thinks we should get back on a regular schedule of bush hogging the dam area twice a year rather than once a year as we have been doing lately.

3. Ed said we did get conditional approval from the State on our dam for one more year. He will continue the working on the dam issue, as he has been for the past months, over the next couple of months so that our conditional approval will become approval.

4. A question was asked about replacing the carp in the lake. Gary said put it should be put off until the fall. Barbara will bring the subject up in August. We will also need to get permit from the State.

Roads:

1. Frank said he rode around the roads and marked trouble spots with blue paint. The worst by far is Old Forge; this will be a costly project.

Clubhouse and Pool:

1. Joe Graham brought up the issue of shrubbery on either side of the walkway to the clubhouse. He said the hedges are overgrown and could soon present problems. A discussion ensued. A motion was made to remove the hedges and replace with new shrubs; this was approved. But the motion was then revised to research replacing hedges and was approved.

2. The pool: the hope is that the pool will be open for the Memorial Day weekend. The work on the pool has been delayed by rain. The pool will be coated as soon as possible and filled. It was decided not to use lake water because there is too much iron in it. Mike Perryman will take care of the pool again this year but he would like someone to work with him when he is out of town or on vacation. Mike will train this person and pay him when he does the work for him. Installing a motion light at the pool was discussed and thought a good idea.

New Business:

1. Joe asked if we need to continue having volunteer work weekends. He said that when something is needed, volunteers could be asked on the spot to do a specific job rather than waiting 6 months for another work weekend. There was some discussion. Jerry said he doesn't see that the volunteer weekend and having volunteers work on a project as needed are exclusive.

Old/Ongoing Business:

1. Lot 158: Jerry said he spoke with our attorney yesterday. He is going to meet with Matthew Crowley, attorney for the owners of lot 158. According to Mr. Crowley, they have curtailed their auto repair business as of April 1, 2009. Discussion ensued.

2. Community Yard Sale: a date was set for the fall sale – Saturday, October 3, with a rain date of Sunday, October 4. Barbara will see that the Community Yard Sale Rules and Application are sent to Chas Egan for posting on the website.

3. Clubhouse rentals: discussion regarding use of clubhouse by organizations of which residents are members. It was reiterated that a member may reserve the clubhouse for an organization of which he or she is a member for a one-time event (as stated in the Clubhouse rules approved 4-9-09), **but not on a continuing basis.**

Meeting adjourned at 8:30 p.m. Next meeting will be Thursday, June 11 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary