

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

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**Minutes: Board of Directors Meeting, Thursday, June 11, 2009**

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

**Board members present:** Jerry Monnat, Lee Rees, Pat Kaplon, Rick Curtin, Jason Woodward, Barbara Flynn

**Members present:** Barbara & Frank Sargent, Pat & Bill Rowe, Joe Graham, Karen & Gary Pilkerton, Ceil & Rick Collins, Liz O'Neil, Ellie & Ron Montgomery

Minutes from the May 14 board meeting were approved.

**Treasurer**

1. Current bank balance is \$53,170. May income \$976.
2. Expenses were \$48,586. The major expenses were \$34,974 for the dam and road loan and \$12,455 for the remainder of the pool work.
3. The total cost for the pool work done this spring was \$21,968.58. This figure includes \$2,310 for the water to refill the pool and \$500 (to date) for the deck furniture. The pool work included resurfacing the bottom and sides, replacement of all the tile work, replacement of the 4 skimmers and installation of mandated drains.

**Architecture Committee:**

1. Pat said the Architecture Committee, after reviewing three applications for tool or garden sheds on Lots 47, 54 and 150, approved all three. The Board approved same.
2. A member asked about the tree house on the recently sold lot on Malvern Drive. Pat said she will check with the homeowners to find out when they intend to take the tree house down.

**Clubhouse and Pool:**

1. Rick said he wanted to give special thanks to John Haines for all his work over the past months in getting the pool repaired and ready for opening on Memorial Day weekend. Also thanks to Mike Perryman for contributing to the pool opening on time. Thanks to Frank Sargent for working on the pool pump house; to Joe Graham for replacing glass in light fixtures and finishing pool caulking, to Jason and Mike for helping with the pool furniture. He said he has received a lot of compliments from Malvern residents about the pool.
2. Rick was able to get chlorine tablets at a reduced rate (saving \$200) by "trading services" – tablets for some satellite equipment. Rick said he feels he has this \$200 to spend in the future if needed!
3. Pool cover needs to be replaced; Rick will get 3 estimates, should cost between \$2200 and \$2500.
4. We continue to have trouble and complaints about the use of our pool by people with no pool keys and people coming in without a Malvern resident. Joe chased a group of teens from the pool last night at 10:15. Because we just spent so much money on the pool repair, this is an even bigger issue now. Rick suggested putting up a sign right on the pool gate stating "trespassers will be prosecuted." Joe or Rick will take pictures of the license plates of those trespassing and will call the Sheriff's Office. We will pursue charges if we have to. Karen Pilkerton requested such a sign go down by the lake also. The Board approved both signs.
5. Hedges around the clubhouse will come out; the roots of some of these plants and the holly tree are starting to go into the foundation. Miss Utility will be called before the work is begun and Jason will help locate plugs. It will be an on-going project: after the hedges are out, the soil will be reworked by volunteers. The hope is that by fall we can replant. Or we will mulch if we find we need to wait until the spring to plant.

6. Joe said the rentals are up for this month and he has some weekends taken in July.

#### **Common Areas and Lake:**

1. Jason said the bush hogging letters have gone out to empty lot owners. He will wait to receive payment from most, if not all, of the lot owners before having the work done.
2. The metal picnic table has been taken away from the pool area. It will be replaced with wooden tables, two of which are now being built.
3. Some of the trees around the parking lot and playground area have been trimmed back with the help of volunteers. More trimming will be done in the future around the mailbox area.
4. On Saturday volunteers plan to stain the mailbox building a forest green.

#### **Roads:**

1. Lee said there is no change: (a) culvert on Liberty Lane continues to be bad--the rain is definitely having an effect on it; (b) the Sylvan Lane culvert needs to be completely removed and replaced – hopefully with next year's budget; (c) the road is bad on Old Forge.
2. Lee is having a meeting next week with the Roads Committee: Wallace Harvey, Don Nicholson, Frank Sargent and Ed Johnson.
3. Follow-up to speed issue: next step is to get our signs certified, then take our case to the Board of Supervisors and ask them to bring our roads into the system. This will mean the Sheriff's Office can write speeding and stop sign tickets.
4. Lee will get a box at the mailbox area for residents' road complaints/suggestions.

#### **New Business:**

1. Two Rottweilers from the Thompson residence attacked leashed dogs being walked on Covered Bridge Drive by two Malvern residents. They pepper-sprayed the attacking dogs. Jerry said residents do have the right to protect themselves and their property, including their animals. We have no leash laws in the County, but we can call animal control or the Sheriff's Office should similar incidents occur.
2. Pool parties for large groups (30 or more). We will try it and see how it goes. We will request that the residents holding the pool party clean up and take off their trash. If not they will be given a bill. If a pool party is planned, the member should let a board member know two days in advance and let Joe Graham know so he can post it on the Malvern calendar. Other members then can decide if they want to go to the pool that particular evening or not, as it might be somewhat crowded when a pool party does occur.
3. Pat announced that the exercise program will begin June 15 at 9:00 in the pool. It will be held every Monday and Wednesday at 9:00. All are welcome.
4. A question was asked about members hiring an instructor to give swim lessons to groups of children. A past board would not allow it. But Jerry and the present Board said this would be ok, and we of course encourage children to learn to swim.

#### **Old/Ongoing Business:**

1. Yard sales: Jerry said it is ok to take down yard sale signs from Malvern's common areas. He feels that once the community yard sales occur, there will be a decrease in individual yard sales which are discouraged. Community yard sale date, the application and rules have been put on the website and will be posted on the bulletin board by Angie.
2. Fallen trees on Lot 191: Lot owner is back from his overseas tour, has hired an arborist, and will deal with the downed trees. Jerry suggested that if Liz O'Neil hasn't noticed any work being done on the lot by the end of next week to give him a call.
3. Karen mentioned that there is a card on the bulletin board announcing a new business within the Malvern community. It lists their Malvern home phone number and states that interviews and meetings will be conducted at the home address. Jerry to look into this and report back.
4. It was suggested that Barbara write a letter to the editor about Malvern's new policy of prosecuting trespassers to both the pool and lake areas.

5. Karen requested that the Board schedule the spring and fall volunteer work weekends. The ones she chose didn't work out this year (because of rain and the October yard sale).
6. Joe asked if the board has given a "go ahead" as far as taking the bushes out. Jerry said yes.

Meeting adjourned at 8:17 p.m. Next meeting will be Thursday, July 10 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary