

**Malvern Club, Inc.**

905 Malvern Drive  
Malvern VA 22727

<http://malvernofmadison.org/>

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Minutes: **Membership Meeting**, Saturday, April 25, 2009

Meeting called to order at 10:04 a.m. by President Jerry Monnat

Board members present: Jerry Monnat, Lee Rees, Ed Johnson, John Haines, Rick Curtin,  
Pat Kaplon, Barbara Flynn

Quorum: 79 members and proxies counted; quorum requirement met

Handouts:

Agenda

Financial Information for 2009 Annual Meeting

Malvern Club, Inc. Directory

Proposed Bylaw and Covenant Changes for Malvern Club, Inc.

Ballots for new board members were handed out at the time of check-in

Minutes of the October 18, 2008 membership meeting were approved.

The members running for the Board introduced themselves. Ballots were collected and given to Barbara Sargent and Dianne Cross for counting.

**President:**

Jerry said it has been another busy year. The board has had transactions with the State on a couple of issues. High points will be given by the individual board members.

**Secretary/Public Relations:**

1. Barbara said as secretary it is her goal to get the minutes to as many members as possible, both by placing 30 copies at the mailbox area and by submitting a copy to Chas Egan for posting on the website.
2. She said a box for donated canned goods will be placed at the mailbox area. Food will be given to Madison Emergency Services Association for its food pantry.
3. The community yard sale will be re-instated. Interest in this was expressed by some of our members. The yard sales will be held twice yearly at the clubhouse (outside) before the pool opens and after it closes. The first one is planned for a Saturday in October. More information will be made available later in the year.

**Treasurer:**

1. We started 2008 with \$38,797.79 in our accounts and ended the year with \$48,437.69. Income and expenses for the most part fell within their budgeted amounts.
2. With respect to 2009, dues notices were sent out the first of February. To date all but 7 lot owners have made at least their initial \$300 regular dues payment.
3. Significant milestone for 2009: the final payment of one of our two outstanding loans. The final payment of \$23,669 is shown on line 20 of the financial report. We will continue to pay the remaining \$70,000 balance of our second loan for several more years.
4. The current bank balance is \$101,522.70

5. Karen Pilkerton, asked about our reserve. Mark Evans, said accounting practice dictates a reserve fund should be specifically designated. Ed replied there has been no specific line item for a reserve fund – mainly because Malvern hasn't had a reserve in previous years. However, he stated he would designate funds as a reserve in accordance with the 5-year plan approved this past October.

#### **Architecture Committee:**

1. Pat said they had a slow year. They had a few requests for tool or garden sheds. And they tried to get some neighborly disputes resolved. She encouraged members to submit applications for review by her committee before doing any building. The form is on the website.

2. Roberta Jalbert, asked if the tree house on Malvern Drive would be coming down. Pat said the new owners have promised to remove it. When asked what happens if they don't comply, Pat said the committee would revisit the problem at that time.

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

1. Rick said that he felt very good about the mowing contract going to a resident of Malvern. He feels Jason will take special interest in doing a good job.

2. Jobs accomplished to date: At the entrance -- mulching, pressure washing, staining, painting the sign. To do at the entrance: painting fences a forest green to coincide with sign; may go further with mailbox and newspaper sections. Docks: stained last year, needs second coat, trim edges. All of this should extend the life of the dock. The ramp will need a budget worked up.

3. Karen Pilkerton said she would like to thank Roberta Jalbert for help with planting up at the entrance sign. She made a motion that her drawing for the circle area be approved, along with all that Rick had just suggested. She said the beautification committee was awarded \$250 in June of last year; they have not spent any of this money and plan to use it on the circle. Ed said he is uncomfortable with the motion because there was no estimate for all of the material needed, over and above what the volunteers do and bring to the project. Lee spoke about problem should there be a fire in Malvern. Because there are no fire hydrants in our community, the fire trucks have to get water from the lake. There can be no rocks in the planned circle work that would deter the trucks. A member thought the tree might cause similar problems. The motion was seconded; motion did not pass.

#### **Election Results**

Barbara Sargent brought the voting results to Jerry. Those elected to the board: Lee Rees, Ed Johnson, Jerry Monnat and Jason Woodward.

#### **Clubhouse and Pool:**

1. A lot of work has been done around the clubhouse. We replaced the pressure tank for clubhouse water system, purchased a new refrigerator and installed a motion light among other things.

2. The pool is being resurfaced and tiled during the coming week and will then be filled. Because of state mandated rules which went into effect in 2008 we had to purchase a safety mechanism to put over the drains, which will keep children from being sucked in and held down – cost was \$1500.

3. Future work to be done: heating and air conditioning system; replace windows.

#### **Roads:**

1. All road signs have been replaced. This work was done by Ed Johnson, Frank Sargent and Rick Collins. We are trying to get the county to recognize our roads as highways so law enforcement can come in and patrol them.

2. We are getting estimates to replace the culvert on Liberty Lane; we feel this needs to be accomplished in 2009.

3. As to the speeding issue: We will get an engineer to provide the required certification on road signs. Then the Board will ask the Board of Supervisors to consider adopting an ordinance designating our streets as highways for law enforcement purposes. We are still responsible for road maintenance.

4. Mark Evans expressed a concern about a section of road on Old Forge Way. Lee said there is a form members can use to let the road committee know about problem areas. With the community's help, we will know better what roads are in need of repairs and how to budget for the repair work. The form is on the website. Lee also hopes to put a box at the mailbox for this purpose. He said a digital picture, submitted along with the form, would be helpful also.

5. Roberta Jalbert noted that the "Children at Play" sign has not been put back up. Ed said it was recommended that those signs stay down until we get our road signs certified. There was some concern about waiting this long.

6. J. Miller, asked about speed bumps. Jerry said he received a lot of negative feedback on this matter; it was put on the back burner so that we could concentrate on getting the road certified for patrol by law enforcement and hopefully cut down on speeding in this manner.

**New Business:**

1. Tom Pulaski, reported on a recent incident of stopped vehicles and fighting near Lot 123; he called the sheriff's office and two cars came to the scene. He reminded members to be aware of their surroundings and report problems in the community.

2. Ann Ferguson thanked the members who help clean up the two miles on Route 634. She has noticed an increase in litter along our roadways and asked those out walking or jogging to pick up litter when they can. She acknowledged a fellow member, Jim Rumpler, who will turn 97 this week. He is one of Malvern's long-time residents.

**Old Business:**

1. Pat, as chair of the Rules Committee, spoke about the proposed amendments to Malvern's bylaws and covenants. The Rules Committee was formed in July 2008 to review all of Malvern's bylaws and covenants to see if any changes would be in order. The committee members: Pat Kaplon, Chair, Karen Pilkerton, Norm and Cathy Hensel, Ceil and Rick Collins. Flora May had to resign because of family illness, and Frank Sargent took her place. The committee met every week since July, and the proposed changes were printed in the Spring Communicator. Pat told the members that now was the time to bring up any questions or concerns.

2. Discussion followed with questions and comments from the floor.

3. Jerry said members should carefully read the proposals between now and October's membership meeting. Members are encouraged to write letters or email the board with questions or comments. At the meeting on October 17<sup>th</sup>, the membership will vote yes or no on each proposal. Proposals will require a 2/3 vote to pass. Jerry said that the Rules Committee did an outstanding job over these past 10 months, but now it will be up to the new board to carry forward regarding this matter.

4. Jerry said that all previous committees are hereby discharged. There will be some board changes because of today's election; new directors will be in charge of committees.

Meeting adjourned at 11:47. The next Membership Meeting will be held Saturday, October 17, 2009 at 10:00 a.m. at Madison Presbyterian Church.

Submitted by  
Barbara Flynn, Secretary