

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

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**Minutes:** Board of Directors Meeting, Thursday, January 14, 2010

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

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

**Members present:** Barbara & Frank Sargent, Joe Graham, Don Nicholson, Ceil & Rick Collins, Karen & Gary Pilkerton, Barry Cliver, Brad Knighting.

The minutes from the December 10 board meeting were approved.

**Treasurer**

1. December income was \$2,180 (\$1,000 of this was escrow paid by a homeowner). Expenses totaled \$3,457, a large portion of this was for snow removal. Our current bank balance is \$57,543.

**Architecture Committee:**

1. Lot 125 homeowner requested approval of a roof addition over a small existing entry porch. The committee previously approved this request. At present meeting, homeowner submitted the required building permit and application; the Board unanimously approved the request.

2. Lot 136 requested permission to add a 24 x 30 foot room to the existing house. Homeowner previously submitted a \$1,000 check (road impact fees) to be held in escrow, along with the County permit. At present meeting, homeowner submitted the requested copy of building plans as submitted to the County, the County permit, and an additional check for \$2,500 (contractor fees). After review, the Board unanimously approved his request. Ed said that after some research he learned that no homeowner in past years had to pay \$2,500 for an addition. He suggested this amount be returned to homeowner, and all Board members agreed. Lee will drive by the house tomorrow to see if the road has been impacted at all from this addition; if not the \$1,000 will also be returned.

It was decided that the construction rules and guidelines need to be looked at carefully and probably rewritten. Rick Collins said he thinks it is not unreasonable to structure fees based on square footage. Jerry asked Pat to meet with her committee to come up with recommendations and to bring them to the February Board meeting.

**Common areas and lake:**

1. Jason said the lake is beginning to thaw. There was an incident of someone falling in the lake the day the snow ended; rescue squad was called and the teen was taken to the ER.

2. Warmer weather is needed before 2 remaining trees can be taken down on Malvern Dr.

**Clubhouse and Pool:**

1. Joe reported on a meeting he and Frank had with Airflow Systems about putting geothermal heating and air conditioning in the clubhouse. The estimate was \$56,487, which is much too high for our needs.

2. A member reported that one of our community members is extremely ill and asked if the Board would consider in this instance letting out-of-town family members stay at the clubhouse without charge when they come into town for a last visit, or to hold a reception after the funeral/memorial service. The Board consensus was to approve the request in this case so long as the clubhouse is not otherwise rented. Joe said the clubhouse is available through January 28<sup>th</sup>.

**Roads:**

The roads committee met and the following items were discussed:

1. Snow removal: we need to put a plan in place for future snow falls. Our first responsibility is to get roads cleared for emergency vehicles to get in here. This past 24 inch snowfall was handled by contracting Weaver Works (they did 19 hours of plowing). Don Nicholson plowed for 11 hours, Jason Woodward for 26 hours, Jason's cousin also plowed and Lee ran the spreader truck and carried fuel to the tractors. They worked from Friday night through Sunday night. For any future snow storms, several suggestions were made:

a) Malvern purchase a used truck with a plow or purchase a plow for a truck already in Malvern. This would mean, however, that someone in Malvern would have to know how to drive the truck AND be available, which isn't always feasible, as residents who did our snow removal in December all have full-time jobs.

b) Contract with someone outside Malvern for snow removal. Jerry asked Lee and his committee to look into this and to bring several quotes to the February meeting.

c) Consider putting up guard rails in front of the Clark's house (on the hill on Covered Bridge Rd. on the south side of Dark Run). In snowstorms, there is always at least one vehicle that slides off the road at this steep point.

**Old/Ongoing Business:**

Law enforcement of Malvern roads: There will be a public hearing on this issue on Tuesday, February 9<sup>th</sup> at the Board of Supervisors' regular meeting -- during the 7:30 p.m. session. Lee will post this information on the community bulletin board. Ed said Malvern residents can write letters to the Board of Supervisors expressing their concerns.

Meeting adjourned at 8:10 p.m. Next meeting will be Thursday, February 11 at 7:00 p.m.

Submitted by  
Barbara Flynn, Secretary