

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

Minutes: Board of Directors Meeting, Thursday, April 8, 2010

Meeting called to order at 7:00 p.m. by Vice President Lee Rees

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

Members present: Barbara & Frank Sargent, Joe Graham, Ann Ferguson, Don Nicholson, Ceil & Rick Collins, Shawna & Barry Gates, Susan & Brad Miller, Deborah Hendricks, Wallace Harvey

The minutes of the March 11, 2010 meeting were approved.

Secretary

1. Barbara said the newsletter was mailed to members last week. She thanked Ed for putting it together.
2. She reminded everyone of the semi-annual membership meeting on Saturday, April 24th at the clubhouse. Doors will open at 9:30 so members can sign in and pick up ballots. The meeting will begin at 10:00. Wallace Harvey will hand out pool keys **before and after meeting only**, and Barbara Sargent and Diane Cross will work the sign in table.
3. Barbara said Frank and she called or personally contacted over 30 people trying to find members willing to run for the Board. They found three. Two of them are here tonight: Barry Gates and Joe Graham – Fran Sestak is also running. They will all be at the April 24th meeting so members can meet them before voting.

Treasurer

1. March income was \$35,686. Expenses totaled \$14,337; a large portion of this (\$8,930) was a down payment for HVAC for clubhouse. Our current bank balance is \$103,580.
2. Dues were due the end of March. There are still 20 homeowners who have not paid. Ed said it may be necessary to take some of these members to court.

Architecture Committee:

1. Pat presented a written committee recommendation to approve an application for an addition to the house on Lot 134. The Board approved the application contingent upon securing a building permit and payment of road impact fees, including a variance of the side yard setback: 60 feet required; 29.8 feet proposed.
2. Pat thanked the members of the Architecture Committee for doing such a good job these past two years: Don Nicholson, Garth Bagley, Kemper Dean, Wallace Harvey and Karen Pilkerton.

Common areas and lake:

1. Jason contacted Mr. Taylor regarding bush hogging the empty lots; the price will be the same as last year and will be for the same lots. He will mail letters to the lot owners next week.
2. Regarding the dam, Ed received an email that we will be given a 6-month extension of our permit due to regulations in the process of being changed.
3. Ed received two written bids for Malvern's mowing contract: one from Jason's Lawn Care and one from Glen Yoder. Based on past performance and significant cost savings compared

with previous years, the Board awarded the contract to Jason's Lawn Care. Jason was not present during the discussion or vote.

4. Ann Ferguson discussed the possibility of Malvern joining the Hunters for Hunger program in an effort to reduce the deer population in Malvern. She will discuss the program again at the April membership meeting to see whether members would be in favor of considering it.

5. Ann also discussed the Adopt a Highway program. Malvern volunteers pick up trash along Route 634, bag it and VDOT picks up the bags. Lately a lot of trash has been noticed on Malvern Drive and our other roadways. At the April meeting, she will mention this so that residents are made aware and will become more watchful.

6. She thanked the current Board for the volunteer time they give to the Malvern community.

Clubhouse and Pool:

1. Joe said rentals for April were down because of the work on the HVAC system, but he has a good number for May and June.

2. HVAC replacement has been completed by L.C. Campbell; cost was \$17,860.

3. Lee will contact Kevin Corbin about having fuel oil pumped out of the tank.

4. Spring yard sale will be May 1 from 8 to 2.

5. Frank is getting another bid on pool covers from GT in Culpeper. This is the 4th bid.

6. Motion approved to accept contract from Mike Perryman to maintain pool this summer. Melissa Jenkins has agreed to learn what Mike does and be a backup, when needed.

7. Plantings along walkway: Nancy Johnson submitted a plan for 12 lower growing type bushes along the clubhouse walkway. A motion was made that \$400 be allocated for plants and mulch; approved unanimously.

Roads:

1. Repaving of damaged roadways: Lee will meet with his Committee to see what needs are and then will get with Ed to determine the amount of funds available before he looks for bids. Sink hole on Covered Bridge and blocked culvert on Sylvan Lane were mentioned.

3. Trees were cut in easement. Two "keep right" signs have been ordered; stumps will be ground up. Jason thanked Ed, Joe, Jerry and Frank for helping him with this project.

New Business:

1. Sign on Ash lawn Drive; Lee said a letter will be written to homeowner.

2. In an effort to avoid traffic congestion at the entrance, a member asked the Board to consider enlarging the mailbox parking signs to emphasize the 10 minute parking limit for mail pickup. Further discussion will occur in May.

Old/Ongoing Business:

1. Jerry to contact homeowner of a Covered Bridge lot regarding a yard sign.

2. Application by Lot 113 owner to provide cleaning services conditionally approved: maximum size of bulletin board notice of 3 x 5 inches, with business card size preferred.

3. Discussed using a computer for backing up Association documents. Concluded our current filing system and the electronic documents stored on our website are adequate but that we may also want to consider online collaboration software and storage.

Meeting adjourned at 8:30 p.m. Next meeting will be Thursday, May 13 at 7:00 p.m.

Submitted by
Barbara Flynn, Secretary