

**Malvern Club, Inc.**  
905 Malvern Drive  
Madison, VA 22727  
malvernofmadison.org

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**Minutes:** Board of Directors Meeting, Thursday May 13, 2010

Meeting called to order at 7:02 pm by President Jerry Monnat

**Board members present:** Jerry Monnat, Ed Johnson, Jason Woodward, Fran Sestak, Joe Graham, Barry Gates

**Members present:** Kathy and Norm Hensel, Barbara Flynn, Karen and Gary Pilkerton, Charles Egen, Diane Cross, Frank and Barbara Sargent, Donald Nicholson, Shawna Gates

The minutes of the April 24, 2010, membership meeting were approved.

The positions for the new board members were approved: Barry Gates, Secretary, Fran Sestak, Architectural Committee, Joe Graham, Clubhouse and Pool Committee.

A motion was passed to select Joe Graham as the Second Vice President.

**Secretary**

Nothing to report.

**Treasurer**

April income was \$26,838. Expenses totaled \$42,548 which included a dam and road loan payment of \$32,839 and a final payment of \$8,930 for the HVAC replacement at the clubhouse. Available funds as of May 13 were \$80,083.49.

**Architectural Committee**

1. Fran said she had been in contact with a potential buyer of Lot 60.

**Common areas and lake:**

1. It has been brought to Jason's attention that we need to have two pine trees removed from club house property. A volunteer has offered to take them down. It was approved to take down the trees.

2. An amount of \$600 was approved to rent a stump grinder to remove the stumps of several trees recently taken down.

3. The grass eating carp in the lake have reached the end of their life span and need to be replaced. There is a formula for the number of fish needed for the size of our lake and a permit will be needed. As the fish are attracted to moving water, the spill way will need to be blocked for a time so that they do not flow out of the lake. It was approved to move forward on replacing the carp this fall.

4. In the post office house, the desk has been removed and a nice shelf has replaced it. A grateful thank you to Frank Sargent for putting up the shelf.

5. We have an ongoing issue with the bulletin board. Some of the flyers that are being put up are large, leaving little space for others to put up information. It has been mentioned in previous meetings that residents who post their services need approval from the Board to do so and one condition of approval is a posting no larger than 3 x 5 inches, with business card size preferred. Jason will make up a draft of the rules for future discussion.

Members added that there should be a time frame for the notice of events and that the rules should be framed and permanently attached to the area so that people will have knowledge of the rules.

6. Jerry mentioned beavers have returned to the lake and asked for input in addressing what to do about them.

### **Clubhouse and Pool:**

Joe and Frank Sargent presented three proposals to replace the pool cover. A motion was made to authorize \$3,400 to replace the cover and to proceed with the company, Payne Pools or Project Supply, that can give the fastest turnaround. Motion passed.

### **Roads:**

There is a sink hole along Covered Bridge the road committee will be addressing.

### **New Business**

1. A member reported recently meeting with a representative of the Virginia Department of Game and Inland Fisheries regarding trespassing at the lake. The representative stated they have stepped up their patrols around the lake. He suggested prosecuting trespassers could be more effective if the signage of the rules was more prominent. Jerry will write up a draft of the rules for further discussion.

2. At the member meeting there was a suggestion to post information on our website about businesses in the area. After discussion on the logistics and a previous attempt to the idea, it was decided that it was not going to work out.

3. Following up on discussion at the April membership meeting about the deer population in Malvern, Jerry will contact the appropriate people to have them talk to the Board and members interested in this issue.

4. It was mentioned that Habitat for Humanity would like to have a walk here in Malvern. After discussing the safety and liability issues, it was decided that the offer would not be extended to Habitat for Humanity.

5. A member has volunteered to fix the sign for the member meeting notification.

Meeting adjourned at 8:38.

Submitted by  
Barry Gates, Secretary