

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

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**Minutes:** Board of Directors Meeting, Thursday October 14<sup>th</sup>, 2010

Meeting called to order at 6:58pm by President Jerry Monnat

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

**Members Present:** Frank and Barbara Sargent, D Nickelson, Bill and Pat Rowe, Kathy and Norm Hensel, Diane Cross, Charles Egen, Claire and Bob Anderson

Minutes of the September 9, 2010 meeting were approved

**Secretary:**

A lot of buyers came through the community yard sale on October, 2, but there were only two sellers.

**Treasurer:**

Income \$9,327.00  
Expenses \$3,086.00  
Available funds \$98,320.20

**Architecture:**

1. Email from Resident saying that a building of 1,500 square feet was advertized in the paper which was thought to under the required amount of square footage. After looking at the rules, 1,500 square foot for a single floor is the minimum. Board will await further developments.
2. Road impact fees and the forms were reworked and reworded for clarification.
3. Lot 134's application was in the file, but it had never formally been approved. Motion to approve application for lot 134 was passed.

**Common areas and lake:**

1. The new fish have been put in the lake. On October 5, we purchased 30 juvenile grass eating carp to be put into the lake to eliminate aquatic grass overgrowth. We will to add a few more fish every year to stagger the life span.
2. The barrier has been built to keep the fish from going over the spillway.
3. The new signs with the rules have been put up at the docks and at the dam.

**Clubhouse and pool:**

1. The worn out microwave in the clubhouse has been replaced
2. Rentals are picking up

**Roads:**

1. The paving and road repair has started.
2. A snow removal contract needs to be established. Bids need to be submitted and a decision will be made.

**New Business:**

The November meeting is scheduled on the same day as a federal holiday. The board has decided to leave the meeting on the scheduled day.

## Malvern Club, Inc.

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### Old Business:

1. The Membership vote on removing easements' for the 2<sup>nd</sup> lake and bridal paths will be voted on separately at the membership meeting on Saturday October 16<sup>th</sup> .
2. The five year plan will be discussed at the meeting
3. Playground equipment - The vision for replacement of the old aging equipment is to buy a modular system so that new pieces can be bought at different times and that would work together. Trees and property lines may be an issue so the playground may have to be moved. Pool committee will look into the playground issue
4. There will be \$40,000 designated in 2011 budget as a reserve fund for future needs that may arise. This is an effort to avoid having to take out loans and paying interest for unforeseeable expenses in the future
5. The Board has received two email opposed to deer hunting on Malvern property. A third Malvern person did not have a problem with it and will let hunters onto his property.
6. If someone is on your property with out permission call the sheriff or the game warden.
7. Power washing of clubhouse is going to be \$500, the post office box area will be \$200.

Meeting adjourned at 8:04