

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

Minutes: Board of Directors Meeting, Thursday November 11, 2010

The meeting was called to order at 7:00 pm by President Jerry Monnat.

Board members present: Jerry Monatt, Ed Johnson, Barry Gates, Fran Sestack, Jason Woodward, Joe Graham

Members present: Shawna Gates

The minutes of the October 14, 2010, board meeting were approved.

Treasurer:

1. Income was \$8,791 and expenses were \$3045. The second half of pool cover was \$1,500 and was paid. \$27,000 was paid for road improvements. Available funds as of today was \$70,236.85
2. At the membership meeting of October 16, 2010, the membership approved the operating budget for 2011 and capital expenditures including; Capital Improvements \$31,000, road repair: \$10,000, future road reserve: \$40,000.
3. Motion to have the dues remain at \$525 per lot paid in full or installments of \$300 and \$225 was passed.

Roads:

1. The board needs to make decision on snow removal. Two different parties have expressed interest, but we have not received bids from either party. The sand we have needs to be housed somewhere. We would like to have the sanding done along with snow removal and this will be discussed with the party who will do the snow removal.

Secretary:

A question was asked about arranging a community Christmas get-together and Halloween party for the upcoming year. If people are interested, it can be pursued.

Architecture Committee:

1. The application in the "Building Application Package" the application has been reworked and updated. The Architecture committee requested clarification on deposits. It was recommended the form state "other improvements may require a non-refundable road impact fee at the discretion of the board".

The motion to approve the recommendations as amended was passed.

A copy of the form will go to Garth Bagley to be put in the packet.
Charles Egan will put it on the website.

Common area & lakes:

1. The price to remove the stumps left from the removal of the trees from the median will be about \$300.00 a day. The total should be around \$600.

Clubhouse & pool:

1. Rentals have been picking up.
2. Pressure washing of the clubhouse and the mail area has been done. Thank you Frank Sargent for cleaning our sign and making it look very nice.

Old/Ongoing business:

The vacation of the second lake and bridal paths will be signed, notarized and filed with Madison County.

Meeting adorned 8:00 pm.