

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

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Minutes: **Membership Meeting**, Saturday, October 16, 2010

Meeting called to order at 10:35 am by President Jerry Monnat

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

Quorum requirement was met.

Handouts:     Agenda  
                  2011 Capital Expenditures budget – **Ballot vote**  
                  Ballot authorizing the vacation of the easement for the second lake – **Ballot vote**  
                  Ballot authorizing the vacation of the easement for the bridle path – **Ballot vote**  
                  2011 operating expenses budget

Minutes of the April 24, 2010, membership meeting were approved.

**Treasurer's report:**

We have \$98,320 in the bank plus \$2,500 in an escrow account. There will be no dues increase for 2011 and at this time a special assessment is not anticipated for next year. The income for next year will be \$130,950. Capital improvements for next year are proposed to be \$81,000.

It is worth noting that the fuel budget has been put to zero dollars. The HCAC system has been replaced and the oil furnace has been removed.

The last of Malvern's loans will be paid off in 2011 thereby allowing us to start a reserve fund that puts us in compliance with the State mandate of maintaining such a fund.

Capital expenditures: Members were asked to mark their ballots yes or no to approve the capital expenditures budget; 51 in favor of approval, 1 opposed – motion carried.

Operating expenses: The remaining operating portion of the budget for 2011 was discussed and approved by a unanimous show of hands.

**Vacation of easements:**

Previously it was decided that there was not going to be a second lake. Members needed to decide whether or not to vacate the easement associated for that lake. The members also needed to decide whether or not to vacate the easements for the bridle path. Home owners whose properties were affected by the removal of the easement will be notified when the paperwork is filed with the county. The plats will not be changed, but the land records will reflect the easements have been vacated.

Lake and associated easements removal: 52 yes, 0 no – motion carried

Bridle path easement removal: 52 yes, 0 no – motion carried

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### **Roads:**

There was \$30,000 appropriated for road repairs. The roads were assessed to make sure that the worst areas were addressed. The repaired sections may be a little higher to compensate for settling. A new type sealer will be put on the “alligator” cracks in the center sections of the road. This should extend the life of the pavement in those areas. Any questions that the members had were answered by members on the roads committee. The guard rail on covered bridge will be addressed next year.

Malvern roads are now being patrolled for speeding and other infractions. We may have the option to pay department deputies to do some additional enforcement of Malvern Roads outside of the officers’ normal hours. This may be addressed in the future if necessary.

### **Secretary:**

The yard sale situation needs to be discussed. At a previous meeting it had been decided that in order to cut down on yard sale traffic in Malvern on weekends, our community would hold two community yard sales a year. We held our community yard sale in October, but only had two people sign up to sell. We need to have input from the community on how to handle the yard sale situation.

### **Architecture Committee:**

There have been three applications approved for renovations and additions. One project has been completed and two are still in progress. There are no applications pending.

The architecture committee is currently revising and clarifying building rules and guidelines with particular attention to road impact fees for additions.

### **Lakes and Common Areas:**

Two trees were damaged in a wind storm and were taken down for safety reasons. This fall or winter Jason will be grinding out the stumps of the trees taken down in the median of Malvern Drive. In the spring we will look into planting some trees that will have less invasive root systems for the roads.

New signs have been put up at the docks and on the dam. These signs have the rules of the lake clearly stated. The signs will make it possible to successfully prosecute trespassers. The signs also provide residents with the Virginia state rules that must be followed on our lake. The Department of Fish and Game can prosecute members who are not following the State determined rules and regulations.

We have put in 30 new grass eating carp into the lake. A blockage has been built on the spill way to keep the fish from swimming over the dam. We will be putting in a few new fish every other year to stagger the life span of our fish population.

A special thanks to all of those, especially Jason Woodard, who volunteered to remove the pines from Malvern. Thousands of dollars were saved by these volunteers and they deserve our thanks.

### **Clubhouse and Pool:**

The pool cover has been replaced and a new sign with new rules has been put up in the pool area. The locks have been changed on the pool bathroom so that the bathroom key and pool key are be the same. The bushes have been replaced, thanks to Nancy Johnson. In the clubhouse the microwave has been replaced. To improve the efficiency of the clubhouse, the sliding glass doors are going to be replaced.

**Old Business:**

Some members have expressed concern about the damage that the deer had been doing to the properties in Malvern. The discussion of hunting had been proposed as a way to thin out the deer population. Fish and Game came and talked to members at one of our meetings to answer any questions and concerns of the property owners. As of yet, no one has formally approached the board to request permission to hunt on their property. If and when someone does approach the board, it will be addressed at that time.

Members at the meeting relayed stories of hearing gun shots and seeing evidence of hunting in Malvern. The members of the community have to step forward and report any of these incidences to the appropriate authorities.

A bear has been seen on Anvil.

Meeting adjourned at 11:40.