

**Malvern Club, Inc.**  
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<http://malvernofmadison.org/>

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**Minutes:** Board of Directors Meeting, February 10, 2011

Meeting brought to order at 7:00PM by: Jerry Monnatt, President

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

**Members present:** Charles Egen, Norm and Kathy Hensel, Don Nicholson, Barry Cliver and Shawna Gates

The minutes to the January 13, 2011, board meeting were approved.

**Treasurer:**

1. Dues notices went out at the beginning of February.
2. Bank balance is \$89,702. We have \$2,500 in escrow. Income was \$369.00. There was approximately \$1000.00 in expenses of that \$574.00 was the electric bill for clubhouse. That was offset by the fact that we don't use fuel oil to the heat the clubhouse anymore
3. Road & Dam Loan will save \$160.00 if we pay it off \$10,526.94 by February 11, 2011. A motion was passed to pay the loan early.

A previous board paid \$20,000 on a loan long ago. They saved us a lot of money on interest.

**Roads:**

1. The roads were not plowed during the snow on January 27th. There was a miscommunication with the person contracted to do the plowing. He thought that there was not enough snow and that he would be contacted. This has been corrected.
2. The community thanks Jay Miller, Frank Sargent and any other community members who helped plow out our streets.
3. Rappahannock has been trimming back trees. The board needs to inspect areas they have been working to be sure they did no damage to Malvern Roads.

**Secretary:**

The secretary is looking for information from the board to put into the Malvern Communicator. The Communicator will be sent to all of the members prior to the April Membership meeting.

**Architecture Committee:**

No activity to report.

**Common area & lakes:**

It was noted that spring is coming and we need to start looking for bids on the mowing of Malvern's common areas. The Secretary is requested to send a request for proposals to several candidates for mowing services.

**Clubhouse & pool:**

1. The glass doors in the clubhouse are being replaced with energy efficient doors at a total cost of \$7,480.00
2. It is that time of year to start thinking about the pool. Prices for the pool keys are being researched. The key for the pool gate will also open the bathroom.
3. The antenna for the TV in the Clubhouse has been installed and is working well.

**New Business:**

Nominations are being taken for the open positions on the board. As a reminder to all community members, if proper procedures are not met to keep an active board of directors in place, the management of Malvern will have to be done by an outside contracted management company. Our community will be run by people that do not live in our community and our dues will have to be increased to pay for this expense. Candidates need to be recruited before the April membership meeting. Do yourselves and your neighbors a favor and volunteer to be a board member. Have the chance to make your opinion heard! As a reminder, the membership meeting is scheduled for the Saturday before Easter. It is important that the whole community participates in person or by a proxy delivered to the board prior to the meeting.

**Old/Ongoing business:**

Nothing to report