

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

Minutes: Board of Directors Meeting, Thursday September 8th, 2011.

Board Members present: Joe Graham, Donna Phillips, Barry Gates. Jason Woodward, Paul Hankla

Members present: Frank and Barbara Sargent, Diane Cross, D. Nicholson, Norm and Kathy Hensel, Ron and Eleanor Montgomery, Karen Pilkerton, Ceil Collins, Barbara Flynn, Claire Anderson, Larry and Catherine McClellan.

Meeting called to order at 7:00 pm by President Joe Graham

August Board Minutes approved.

Secretary:

1. Mentioned the community picnic on Sunday September 11th.
2. Asked members present about interest in having a speaker from hospice to present end of life planning information. This is not a board issue so an action was not needed by the board.
3. A thank you to Liz O'Neil, Gary Pilkerton, Norm Henzel, and Rick Collins for putting in the horse shoe pits at the club house.

Treasurer:

1. As of the 31st of August total funds in all Malvern HOA accounts \$138,099. We have \$8,000 in checking, \$40,000 in the reserve fund, \$90,000 in Money Market.
2. Late fees and liens total \$6,500. We have 62 people who have not paid the second half of their dues, which are due by the end of September.

Roads Committee:

1. Overgrown tree branches are encroaching over roads. Each member is responsible for the maintenance of trees on their property and it would be appreciated if the members would trim these branches that are hanging over the roads. If appropriate action is not taken, someone is going to have to come in and trim the branches.

Common Areas Committee:

Nothing to report

Lake Committee:

1. Light has been repaired on main dock.
2. Will be working on replacing boards on dock.
3. Inspected the dam and spillway.
4. The state report has been sent in and we are waiting to hear back from them.
5. A question was asked by a member about the status of the second dock. At some point the board will have to make a determination on whether to recommend to the members that the dock be repaired or removed. Presently the dock seems to be in fairly good shape so no decision needs to be made at this time.
6. The spillway will need to have the grass cut out.

Clubhouse & pool Committee:

1. The pool will remain open until September 19th.
2. A motion was approved to waive the clubhouse rental fee for the community picnic on September 11th, 2011.

Open Forum:

A special thank you to Liz O'Neil, Gary Pilkerton, Norm Henzel, and Rick Collins for putting in the horse shoe pits at the club house.

New Business:

1. Pending Action Items:
 - a. The approval for Cindy Green's home business had been approved.
 - b. The calendar of annual requirements for Malvern Club is in draft. It will be reviewed and commented on and will be published on the website.
 - c. There needs to be another meeting for the five year plan.
 - d. The Joe is working on the Department of Forestry paperwork.
 - e. Donna is making sure that the board is in compliance with the new state guidelines for the board signing off on properties that are going up for sale.
 - f. Arrange for audit for last years accounts.
 - g. Barry is compiling a list of approved home businesses needs to be put up on the website.
 - h. Fran is checking on an undetermined structure being built.
 - i. It is still to be determined if the board will need to find someone to do the maintenance on the pool for the summer of 2012.
 - j. The blinds for the clubhouse were put up in the clubhouse in the spring.
 - k. The fence rails need to be painted, bushes need to be taken out and the windows need to be painted. Volunteers are needed.
 - l. The issue with lot 191 excess trees and undergrowth is still pending. Will try to tie it with the Department of Forestry action item.
 - m. The board is looking into the logistics making the dock accessible to the disabled.
 - n. A cable is going to be placed at the dam to keep people from driving over the dam. This is still pending.
 - o. The sink hole has been repaired on Covered Bridge.
 - p. The ditches that need to be cleaned and reworked are part of the Roads committee's annual plan.
 - q. The survey for damage where Rappahannock has been working is in the annual plan.
 - r. The mid-day bus stop issue is still pending.
2. It was suggested that the board look into finding lawyer that specializes in Home Owners Association issues.
3. A member volunteered to trim some low hanging limbs in the club house parking lot.
4. The brush pile on the grounds of the club house is not a community brush pile. It is only for the brush that is removed from the club house grounds.
5. Madison County and Culpeper Soil and Water Conservation District are offering grant-based assistance for the maintenance, repair or replacement of septic systems. Some members of Malvern can qualify for this grant. For information, please call Sarah Weaver at 948-6881.
6. The treasurer would like to get the board's approval to use a lawyer that specializes in placing liens on homes of members that are not paying their home owner's association dues. Donna will do some more research and will bring it to the board.
7. The treasurer would like to have a financial review of our funds, processes and our establishments of funds. Donna will do more research and bring it to the board.
8. The rental form fee is going to be modified so that verbiage regarding noise abatement at night will be part of the rental fee.
9. A complaint was received about chickens in Malvern. Malvern is zoned A1 and under A1 zoning chickens are permitted.

Old Business:

1. The last meeting for the 5 year plan needs to be scheduled.
2. The bulletin board rules need to be posted in a more prominent position.

Meeting adjourned at 8:29pm

Respectfully submitted by Barry Gates, Secretary