



Malvern Club, Inc.

905 Malvern Drive

Madison, VA 22727

<http://malvernofmadison.org/>

Minutes: Board of Directors Meeting, Thursday May 9, 2013

Meeting called to order at 7:00 p.m. by President Roberta Jalbert

Board members Present: Roberta Jalbert, Rick Collins Joe Graham, Ed Johnson T. J. Wright, Jason Woodward.

Members Present: Don Nicholson, Barbara and Frank Sargent, Claire and Bob Anderson, Norm Hensel, Chas Egen, Ceil Collins, Ellie and Ron Montgomery, Barbara Flynn, Bud Kreh, Merri Woodward, Larry McClellan, Sue Brown

Minutes from the April 11 meeting and new board members were approved as submitted.

Presidents Report (Roberta): 1. Pool Passes and last photo opportunities for cards were discussed.

It was noted that ample opportunity with signs advertising the time for photos has been posted at the front entrance. Last opportunity for photos will be May 13th and May 14th.

Treasurers Report (Ed) 1. The Board is working with its attorneys to attempt collections on \$19,400. in past due membership fees, late fees, interest, and attorney fees; 2. Ed reported he is delighted with the accounting system, which has the ability to **produce** numerous reports!; 3. Payments were made for expenses of \$6,435.. Current balance of total funds of \$253,223 4. Chas Egen submitted an Executive Summary regarding the community website. Membership is encouraged to review the site, and submit suggestions to add or improve the content.

Architecture Committee (Jason) Unauthorized tree removal was reported and discussed, apparently both trees and shrubs have been removed from a Malvern property without the proper notification and authorization. Attempts to find someone at home on the property have been unsuccessful to date.

Lake & Grounds (Rick): 1. Stain has been purchased for the dock maintenance, 2. New (code compliant) signs have been purchased, and will be posted at the dock and clubhouse; 3. Dock board installation is now at 40% complete; 4. The placement of rock at the Dam slope is currently on hold to allow ground moisture to drain; 5. Hardware will be purchased to facilitate the proper attachment of fence boards at the entrance; 6. Rick met with the Fire Chief regarding the lake hydrant. A gravel pad is needed to allow a pumper to pull in off the road to avoid blocking other equipment from passing. A meeting with the property owner is planned to discuss permission to create the non-obtrusive pad. FireWise will pay for the gravel. 7. Bulletin boards were discussed, and existing rules for posting were reviewed. 3 boards will be upgraded/improved for use by the community.

Clubhouse and Pool (Joe): 1. Bids were received from pool service firms. Presented was a plan for 15 weeks of service, including opening and closing the pool, handling furniture, etc. A motion to approve the expenditure of \$3,200 was made and unanimously passed. 2. Clubhouse Communications (cable, telephone & internet w/ WiFi) was discussed. Cost will run \$85. to \$90. Per month which can be at least partially offset by rental income and replacing our current telephone provider; 3. Concerns regarding pool passes and procedures changing "mid-year" were discussed. A motion was made to provide a guest pass allowing up to 6 guests per family to members purchasing a pool key and continue the current rules thru this swimming season. Motion was approved. It was noted that this will be revisited at the October Membership meeting; 4. Clubhouse landscaping and landscape maintenance was

Malvern Club, Inc.

discussed. Currently there is \$2,000. In the budget for this work. A presentation of a proposed phased improvement program was presented which would increase the cost by \$1,500 It was noted that there have been budget savings in other allocations for the Clubhouse which can fund this without impacting the general fund. A motion to approve Phase 1 and prep / clean-up was made and approved unanimously. 5. Improvements to the Clubhouse steps are being considered. Joe is in the process of obtaining bids to replace steps from the parking lot to the road, and also to access the pool area.

Roads (T.J. for Wallace) 1. Quotes for repair work on the edges of Malvern Dr. and Thumblatch Ln. have been received and reviewed by the Roads committee. Motion was made and approved to hire Robert Hoffman to improve approx... 700 LF of shoulder. Contract to be awarded in the amount of \$6,247. (subject to final negotiations by Wallace).2. Tree Limb cutting to provide large vehicle clearance at the Clubhouse circle drive was discussed, and will be done by Hoffman as part of the road shoulder package. 3. Slurry Paving was discussed following receipt of their evaluation of our roadways. This appears to be a good low cost means to prolong the life of existing roadways without full overlay. This will be reviewed further by the Roads committee, for implementing in the future following crack repair work. 4. Tree removal was discussed with the board and Roads committee deciding to table the discussions at this time.

New Business 1. Suggestions were made from the floor to have private community clubs & groups involved in fund raising to support the Malvern Dr. tree & shrub planting program.

The Events Committee will meet at 7:30, 7/10/13

Meeting adjourned at 8:42 PM

Respectfully Submitted

T. J. Wright, Secretary

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