



Malvern Club, Inc.

905 Malvern Drive

Madison, VA 22727

<http://malvernofmadison.org/>

Minutes: Board of Directors Meeting, **Thursday November 14, 2013**

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

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

Minutes from the November meeting were approved as amended.

Presidents Report (Roberta) Saplings growing in some of the easements was discussed. Any removal efforts will be deferred till spring. The Board will write letters to property owners who are not complying with the maintenance of their easement areas and notify them that they will have 45 days to bring the property into compliance. Failure to do so may result in the Board contracting to have the work performed at the homeowners expense. This applies to trees & growth obstructing the view of traffic at intersections, as well as interfering with snow removal efforts.

The Board is considering fencing options for the main entry. White PVC is one option being discussed. Suggestions & comments from the membership are welcome.

Members are reminded to forward comments / articles for the spring newsletter.

Treasurers Report (Ed) 1. Ed reported that as of October 31, 2013 we have an operating account balance of \$92,699. The reserve account balance is \$142,356 in Money Market Accounts.

There is a total of \$18,042 in accounts receivable. \$2,020.00 is from 15 members who are past due. 2 members are making their agreed upon payments, and one of the 15 has a scheduled court date for interrogatories in December. Due to recent communication with our attorney, that court date may be cancelled if a promissory note is agreed upon,

Architecture Committee (Jason) No Report

Lake & Grounds (Rick): The Mail area leaves have been blown clear, but frequent attention is required. When all leaves have fallen, roof & gutters will be cleaned.

Mailboxes should be repainted soon.

The Approach to the parking area at the mail boxes has been repaired, and large rocks and reflectors placed at the entrance to prevent further encroachment onto the dirt. Volunteers were Roberta Jalbert, Frank Sargent, Ceil Collins, Wallace Harvey, T.J. Wright, and Rick Collins.

Rick received an estimate from MSL for leaf removal on Malvern Dr. near Sylvan Ln. \$95.00 per hr. for leaf removal services including equipment and a 3 man crew.

The entire subdivision was examined by Rick & Ed to find culverts in jeopardy of leaf clogging. Two culverts with reduced openings were cleared. Several other areas are possible candidates for leaf removal. This will be monitored and action taken if/as needed.

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Lake: Dam was checked, Spillway is becoming leaf & branch compromised. Don Nicholson has been cleaning the spillway as necessary, and will continue this maintenance.

Don is also in contact with the Fire Dept. about the dry hydrant pull off area.

Lastly, Rick is working on a sign for ladder stowage at the dock.

Clubhouse and Pool (Joe): Joe reported that Clubhouse rentals were picking up. He is also working on getting the concrete contractor going on the step replacement before winter.

Roads (Wallace) 1. No Report

New Business 1.

Joe, Ed, Rick & Chas will be coordinating security camera systems selection & installation.

A community wide E-Mail contact list is in process.

Residents were reminded to include "date & lot No." on any notices posted. The notice should then remain posted until the "event" date.

Meeting adjourned at 8:02 PM

Respectfully Submitted

T. J. Wright, Secretary

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