



Minutes: Board of Directors Meeting, Thursday, August 11, 2016

Meeting called to order at 7:00 p.m. by President Jerry Monnat

Board members present: Jerry Monnat, T.J. Wright, Diana Wright, Rodney Taylor, Jammie Thompson, Rick Collins, & Bill Rowe

Decisions and Actions:

1. Minutes of the July 14, 2016 Board of Directors meeting were approved with corrections.

2017 Budgets Considerations:

1. The Road impact fee is no longer being collected.
2. Underground power to the west dock for lighting bid at \$9,418.96. The topic was discussed only.
3. Grounds maintenance estimated at \$3,465.00. The topic was discussed only.
4. Clubhouse repairs and updates are estimated at \$37,565.00. This was discussed only
5. Pool pump house roof repair estimated at \$29,400. The 2016 budget contains \$30,300 for this work.

President and Committees

President (Jerry Monnat)

Treasurer (Diana Wright):

1. July 30 Balances:

1st Union checking: \$41,277.18

1st Union Money & Wells Fargo Market total: \$188,989.18

Secretary (Bill Rowe):

1. Minutes of the July 14, 2016 Board of Directors meeting were approved with corrections.
2. The events committee met and discussed possible social activities; there is nothing specific to report.

Architecture (Rodney Taylor):

1. The revised building application will be available for review in September.
2. The construction guideline revision are next.

Grounds and Lake (Rick Collins)

Malvern Club, Inc.

1. The spillway needs cleaning.
2. Three options were present to bring power to the west dock, poles bid at \$5866.50, underground power with Malvern repairing the pavement at \$8195.17, and boring under the pavement at \$9417.96. The third option was preferred in discussion. A vote was not taken.
3. Meadow Springs Landscaping presented a proposal to maintain the common areas including the clubhouse grounds. Some tasks were priced at level of effort. \$3465.00 is a probable total.
4. Trees on lot 90 are encroaching on Dark Run.
5. Mulch or stone is needed by the mailboxes.
6. Postcards will be sent to lot owners by Rick Collins and T.J. Wright whose trees encroach the roads.

Clubhouse and Pool (Jammie Thompson):

- 1 Pool pump house roof repair estimated at \$29,400. The 2016 budget contains \$30,300 for this work.
2. Clubhouse repairs and updates are estimated at \$37,565.00

Roads (T. J. Wright.):

1. Bids for crack sealing and asphalt patching were received. Robertson paving was low bid by a substantial margin. Repair work to start soon

Old Business:

1. ATV are not allowed on Malvern's roads per Virginia law.

Open Forum:

Respectfully submitted,

Bill Rowe, Secretary
Malvern Club, Inc.