



Amended & Approved Minutes

Malvern Club, Inc.

905 Malvern Drive

Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, July 13, 2017

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

Board members present: Jerry Monnat, Fred Bourque, Diana Wright and T. J. Wright

Board members absent: Melody Langone, Donna Phillips & Rodney Taylor

Members present: Lorelei Bourque, Robin Bowman, Rick & Ceil Collins, Grover Dean, Charles Egen, Ed & Nancy Johnson, Don Nicholson, Donaphine Shamburg, Jason Woodward

Decisions and Actions:

Minutes of the June 8, 2017 Board of Directors meeting were approved unanimously.

Lots 26 & 55 Architectural Packages approved by the board.

Board does not recommend using Firewise funds to fix dry hydrant at Liberty Lane. President will discuss with owners of Lots 165 & 166.

All future contracts of any types will be reviewed by the board and voted upon before signature/awarding by any individual board member.

H&H proposal for electrical work approved for award by the board.

President and Committees

President (Jerry Monnat)

Met with Mr. Hale (State Farm Insurance) regarding signatures for Fiduciary liability part of our HOA insurance. Additional signatures no longer required.

Request any inputs to the annual calendar be provided at next month's meeting for final review and publication.

Stuart White's letter of authorization for egress was received by them on June 12, 2017. Will work with the post office and fire department regarding the correct address of current lots and future buildings.

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Treasurer (Diana Wright):

Current checking \$180,860.10 includes retained earnings \$52,160.11 not held as capital reserve that can pay for expenditures in excess of current year budget as required and approved by the Malvern Board.

Capital Reserve Balance

2017 Clubhouse/pool repairs \$30,000 (transferred in December 2016 per CPA).

Remaining total equals \$184,483.70

Total held in reserve accounts is \$219,483.70.

President provided e-mail from Ms. Miller regarding the recording of the deed for lot 78.

President asked the Treasurer for a composite listing of all of the tenants within Malvern. Currently, she is not maintaining such a listing. The board feels that we should know all tenants/residence within the community. President will ask attorney if we can require a copy of the lease for tenants.

Treasurer requested budget input from committee chairs at the end of August, so that a DRAFT budget can be presented at the September meeting.

A member from the floor asked if we were sending letters for those who were overdue on their dues. Treasurer advised that she is continually sending such letters. Thirteen members are delinquent on their dues and Treasurer and attorney are pursuing those as needed.

It was brought to the boards attention that the Lot 4, 76 Sylvan Lane is under foreclosure as a quit claim was signed by the Dempsey's. Treasurer will take for action with the Attorney.

Secretary (Melody Langone):

In Melody's absence, Gerald Monnat is acting in her stead.

President asked who is in charge of the social budget, board recommended that Donna Phillips as she is providing most social items for community.

Yard Sale was held on June 17th in spite of slight rain in the morning, and high humidity. Many outsiders came through the community and most of the participants felt that this event was a success. They have also asked that this event be repeated in two more months.

Tentative date for next yard sale is Saturday, August 12, 2017. Further information to be provided at the mail boxes.

From the floor, a recommendation was made that we start having adult community gatherings for holiday get togethers.

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Architecture (Rodney Taylor):

Jason Woodward (Lot 26) submitted a package to level ground in front of porch area in order to channel water around his house. Architecture committee recommended approval and board unanimously approved.

Grover Dean (Lot 55) submitted a package for the extension of his shed. Architecture committee recommended approval and board unanimously approved.

Grounds and Lake (Donna Phillips):

Gerald Monnat provided the following input:

Met with the Fire Chief who advised that the Dry Hydrant on the lake at Liberty Lane is not working. Only a trickle of water is going through the pipe. Firewise is researching if part of the funds for the Malvern Grant can be used to remedy this issue. If not able to use these funds, request authorization to proceed no matter the cost to remedy this problem. Safety issue for community.

Board agreed with members in the audience that this issue should be resolved by the Lot 165 & Lot 166 owner and not the community. President/Ground will take for further action.

Fire Chief did advise during training at the Malvern Lake that the new dry hydrant is fully function and was used as a training tool for new volunteers who had never used this method previously.

Clubhouse and Pool (Fred Bourque):

President advised that he would take for action the modification of the clubhouse rental agreement to reflect noise constraints.

Renovations to clubhouse is being held in abeyance until all applicable electrical work is completed. It was addressed that the main reason for this electrical upgrade is for safety, not just a modern update.

Fred moved to accept the H&H proposal, T.J. seconded and the board unanimously approved.

Fred recommended that for further renovations, that we rely on the Home Inspection results and he is waiting for costs, less the electrical work.

Fred recommended that removal of all floor covering be replaced with vinyl/tile and paint the entire interior.

After discussion regarding previous contracts of various types, it was subsequently agreed upon by all, that all future contracts of any types will be reviewed by the board and voted upon before signature/awarding by any individual board member.

Roads (T. J. Wright):

The coring results showed that 27% of the 60 cores were substandard (3 inches or less of gravel under base). Still awaiting the final report from ECS.

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Old Business:

None

New Business:

Ms. Robin Bowman complained about the shaking of goose eggs and stated that she had phoned in a complaint to the fish and game. A representative from the fish and game met with the President who advised that we know of no unauthorized shaking of the geese eggs. This process was approved by the State in 2016 for board members action, but was not requested in 2017.

Bud Kreh has drone pictures of Malvern that will be provided to the board.

The meeting adjourned at 9:00 PM.

Submitted:

Gerald Monnat for Melody Langone

Secretary, Malvern Club, Inc.