



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

Board of Directors Meeting, Thursday, August 10, 2017

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

Board members present: Jerry Monnat, Melody Langone, Rodney Taylor, Diana Wright and T. J. Wright

Board members absent: Fred Bourque & Donna Phillips

Members present: Robin Bowman, Grover Dean, Ed & Nancy Johnson, Susan Korfanty, Steve Langone, Don Nicholson, Karen Pilkerton, Glenn and Leona Yoder

Decisions and Actions:

Minutes of the July 13, 2017 Board of Directors meeting were approved unanimously, as amended.

MWP authorized used by the Board of Directors has been updated.

August 24th at 7 pm at the clubhouse is the first review of the 5-year budget plan.

Lot 70 Architectural Package approved by the board. Waiver authorization to be prepared.

Board unanimously approved extended use of the pool to September 17th, weather permitting.

President and Committees

President (Jerry Monnat)

President met with financial representative of MWP. The account can now be used by all Board Members (except Secretary who is currently not a fulltime resident) to purchase items on behalf of the Malvern Club without payment upfront.

As a reminder, any correspondence that does not have a signature along with the property owner's information, will not be acted upon.

President asked for a scheduled date for the first review of the 5-year budget plan. Rodney Taylor has requested that such meeting be scheduled for August 24th at 7 pm at the clubhouse. All board members present concurred.

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Treasurer (Diana Wright):

Current checking \$168,265.81 includes retained earnings \$39,565.81 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 \$190,445.52

Total held in reserve accounts is \$220,445.52.

Secretary (Melody Langone):

Tentative date for next yard sale is Saturday, September 16, 2017. Further information to be provided at the mail boxes.

Architecture (Rodney Taylor):

Stephen Langone (Lot 70) submitted a package to have an inground pool installed. Architecture committee recommended approval and board unanimously approved package with a waiver letter of authorization for distance from the Malvern Club property line. This letter of approval for waiver will be prepared by the Secretary for signature by the Present.

Grounds and Lake (Donna Phillips):

Gerald Monnat provided the following input:

Date for chipping will be published as soon as available. Question was asked as to what size wood can the chipper accommodate and to have it posted to the website under Firewise.

A question was raised regarding the bush hogging for this year, will there be two mowings or will a refund need to be done.

Dock sandblasting will be done after the 1st of September, based on the fact that there should be less usage after Labor Day. Once the date(s) is determined, probably for the middle of a week, it will be posted at the mailboxes and on the website & at the lake.

Glenn Yoder mentioned that he has been maintaining the area surrounding the mailboxes. The Board thanked him for his efforts and this will be brought to the attention of the mowing company, along with the lack of mowing around the boats and along the dockside. If people decide to maintain areas on their own, it should be brought to the attention of the Grounds Committee Chair.

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Clubhouse and Pool (Fred Bourque):

Gerald Monnat provided the following input:

The electrical repairs to the Clubhouse and the Activity Center are scheduled for August 21 – 30. The Clubhouse renovations will begin in September. The Renovation plan will be provided to the Board of Directors at the September meeting for review and/or approval.

The pool is doing well since it was closed down for one day in June. The bottom is stained from the minerals in the water. A mild solution was used to clean, but it didn't do much to clear up. After the pool closes in September, the water will be treated with a stronger stain remover.

Several members have asked that the pool be allowed to stay open longer in September. The person who maintains the pool is willing to continue after Labor Day. Motion made and seconded to keep the pool open no later September 18th. Unanimous approval for this action, weather permitting.

It was brought to the boards attention that a large pine branch on the adjacent property to the pool had broken, fallen and was leaning on and over the fence. The President has taken for action.

Roads (T. J. Wright.):

Plan is moving ahead. Monitoring deficient areas. Moving towards surrey coating of main roads in the 5-year plan.

Old Business:

None

New Business:

Discussion from the floor was brought up regarding the proper usage of proxies in the past. The Board addressed this issue, stating that the last set of proxies used for the last Fall Annual Membership Meeting had been reviewed. Any unusual circumstances for future proxies will have our Attorney of Records written concurrence before use.

A member from the floor indicated that the weeds at the lake should be cut, but not sprayed to preclude polluting the lake.

The meeting adjourned at 9:00 PM.

Submitted:

Melody Langone

Secretary, Malvern Club, Inc.