

Minutes
Annual Meeting
Saturday April 29, 2017

Opening: The meeting was promptly opened at 10:10 AM.

Quorum: President Jerry Monnat declared a quorum as there were 72 members or proxies present.

Officers Present:

President - Jerry Monnat

1st Vice President - Rodney Taylor

2nd Vice President – T.J. Wright

Treasurer – Diana Wright

Grounds and Lake Committee – Rick Collins

Secretary – Bill Rowe

Decisions and Actions:

1. The minutes of the Budget Meeting in November 2016 were approved.
2. The Treasurer's Report was presented and approved.
3. Melody Langone was elected to fill the vacancy resulting from Jammie Floyd (nee Thompson) resigning. Melody will serve the final year of the term.
4. The motion allowing lots 117 and 118 to have road access separate from the Malvern maintained roads was unanimously approved, pending the concurrence of the association's attorney. The Malvern HOA will write a letter to the County stating that the Malvern HOA has no objection to the proposed separate private access.

REPORTS

Secretary (Bill Rowe)

The Events Committee will organize a yard sale in June.

Treasurer's (Diana Wright)

The link to 2017 budget is provided as a reference:
<http://malvernofmadison.org/DocForm/ApprovedBudget.pdf>

Architecture (Rodney Taylor)

1. The architecture guidelines and application were updated and are posted on the website.
2. Lot 78 was sold at auction to a developer.

Pool and Clubhouse (T.J. Wright reporting)

1. Renovation to the clubhouse will be rebid to ensure we have licensed and insured contractors.
2. The repairs to the deck and fencing on the pool pump house are scheduled to be completed within the next two weeks. The board will inspect the work to determine that it meets the contract requirements before final payment is made.

Grounds and Lake (Rick Collins):

1. The vegetation on the shoulder of the roads was trimmed.
2. The security lights are installed on the dock accessed from Ashlawn Drive.
3. The pumper connection accessed from Ashlawn Drive will be complete when the graded is graded.
4. The dam is in good condition and the inspecting engineer's report has been submitted to the state.

Roads T.J. Wright):

1. 29,000 Ft. of cracks in the roads were repaired.
2. ESC Mid-Atlantic is testing samples cored from the roads and will report the results.
3. The 5-year planned assumed all the roads were properly constructed, nominally a 5"-6" base and 2" of asphalt. This is not the case of some subsidiary roads, and correcting this will cost approximately \$350,000 per mile.

MEMBERSHIP DISCUSSION

1. The Whites, lots 117 and 118, which are almost entirely on the west side of Dark Run have withdrawn their request to be removed from Malvern. Virginia law requires two-thirds of all members to approve a removal action, and that isn't seen a feasible.
2. A dog park was brought up per the November Budget Meeting and was rejected unanimously.
3. The 25 MPH sticker discussion was tabled.
4. A plan and policy for using the former teen center section of the Clubhouse will be presented to the board at a future meeting.

OFFICERS

New Officers/Two-year Term:

T. J. Wright (re-elected)

Fred Bourque

Donna Phillips

Continuing Officers (One-year remaining in Term):

Gerry Monnat

Rodney Taylor

Diana Wright

Melody Langone (completing term of Jammie Floyd)

Closed:

The meeting was ended at 12:25.

Submitted

Bill Rowe, Secretary