



## Approved Minutes Malvern Club, Inc.

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, March 14, 2019, at the Clubhouse, called to order at 7:01 p.m.

Board Members Present: Fred Bourque, Rick Collins, John Shanley, Rodney Taylor, Diana Wright, TJ Wright. Members Present: Carol & Doug Beaver, Ceil Collins, Grover & Debra Dean, Bud Kreh, Pam Luthman, Don Nicholson, Lynn Ross.

### **Decisions and Actions**

Minutes of the February 14, 2019, Board of Directors meeting were approved unanimously.

### **President's Comments**

Rodney said Ed Johnson will coordinate the Spring Communicator. Board member inputs are due to Ed by April 3<sup>rd</sup>. He said we have two items to report at the Annual Membership Meeting in April. At the Regular Membership Meeting in October, a motion was passed to prepare a plan for the boat rack. (See under Old Business below.) Also, a motion was passed to approach the county about the possibility of extending Aroda Road for use as an emergency escape route. John volunteered to research this issue and report his findings at the April Board meeting.

### **Executive Session (7:15 to 7:35)**

The Board recessed for an executive session to review the status of the three liens that were to be placed on three delinquent properties. When the Board Meeting resumed, Diana reported that one of the lots has been abandoned and is in foreclosure. The outstanding balance on that account is \$225 for 2018 dues and a \$30 late fee. The bank advised that the balance is likely unrecoverable through foreclosure but has agreed to pay the 2019 dues. The Board unanimously passed a motion to write off the \$255 balance. Liens were placed on the remaining two lots. Plus, there is now a payment plan in place for one of those accounts.

### **Committee Reports**

**Clubhouse.** Fred said the heat pump was repaired at a cost of \$699. The Pool opening by Payne Pools is scheduled for the first week in April, with a planned opening to members for the 2019 summer season on Friday, May 24th.

**Lake & Grounds.** Rick said he cleared the box culvert on Covered Bridge. The tree across Dark Run hasn't been removed yet; it's above the water level and not obstructing anything. The banks on both sides of the culvert need rock, which he'll arrange to have done. He is preparing to mail the completed State permit application for stocking the lake with carp this summer. He said the roadsides are getting overgrown in spots. He will prepare a map of the overgrown areas and alert the property owners that their trees need to be trimmed back from the roadway. Tree trimming is the owner's responsibility. He said we could offer to trim trees on lots if the owners can't do it themselves. He would have our landscaping contractor do the work under the existing contract.

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---

**Treasurer.** Diana said she had transferred \$32,520 to the Reserve Account. This is the amount allocated to the Reserve Account in the 2019 budget. Also, she purchased two \$100,000 CDs that pay 2.99%. This was money that was in money market accounts earning 0.25%. So, instead of earning about \$25 a month, it will now earn over \$500 a month. One CD is for operating expenses, the other for the Reserve Fund. Grover commended her for doing that. Diana provided the following cash balances as of March 14, 2019:

Operating Funds Balance	\$162,096.06
Capital Reserve Funds Balance	\$255,786.83
Checking/Savings Accounts Balance	\$417,882.89

**Roads.** TJ said the paving activity will resume in April.

**Social Events.** Diana said the Ladies' Exercise Group is participating in a Virginia Tech 8-week health study that will provide one-on-one health assessments and exercise training for group members. This is a free program being coordinated by Pat Kaplon's daughter. The group meets in the Activity Center every Tuesday and Thursday, from 10:00 a.m. to 11:00 a.m. Diana said there will be a Spring Social at the Clubhouse on May 11<sup>th</sup>.

**Architecture.** Fred said there were no new applications submitted this month. Rodney asked about the construction of the utility building on Lot 122 at the corner of Bee Gum Way and Half Penny Lane. He asked whether the building conforms to the specifications in the application that was approved by the Board. Fred advised that it looks like the drawing provided with the application. Rodney requested that it be inspected once the construction has been completed.

**Five-Year Plan.** Rodney said the draft plan will be reviewed at the April Board Meeting and presented to the membership at the Annual Membership Meeting.

### Old Business

**Boat Rack.** TJ said he researched the idea of attaching floating boat racks to the dock and that it would cost between \$5,000 and \$6,000, depending on the number of racks installed. Another option is to install a rack on the surface of the dock at the T end. There were only five or six people using the racks the last few years. He will present options for members' consideration at the Annual Membership Meeting.

### New Business

**Entrance Landscaping.** Debra suggested putting gravel on the outbound parking space. She asked whether there is a budget for that or for entrance landscaping this year. She was advised that there is \$1,000 in the budget for that. She said she would prepare a landscaping plan for the entrance for 2019.

**Disclosure Packet.** Bud said the disclosure packet that we provide to realtors for property sales is too long. Fred advised that the packet contains 18 items required by the Virginia Department of Professional and Occupational Regulation (DPOR). He said about 50 pages of the disclosure packet is the Malvern Declaration. That's the part that's hard to get through. The Declaration is a publicly filed document that can't be edited. He said he would look at the other items in the packet to see if it could be streamlined.

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**Board Elections.** Rodney advised that three Board seats will be filled at the Annual Membership Meeting. TJ's, Jason's, and Fred's terms expire. TJ can't run again because he has served 6 consecutive years. Jason has said he will not run again. Fred plans to run. Rodney said anyone who plans to run for a Board seat may provide a brief bio for inclusion in the Spring Communicator. Bios must be received by the Board by April 3<sup>rd</sup>. A member may also place their name on the ballot at the Membership Meeting.

The meeting adjourned at 8:17 p.m.

**Respectfully Submitted:**

Fred Bourque  
Secretary, Malvern Club, Inc.