



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, July 11, 2019, at the Clubhouse, called to order at 7:02 p.m.

Board Members Present: Doug Beaver, Fred Bourque, Rick Collins, Grover Dean, Diana Wright.
Members Present: Ceil Collins, Dona Shamburg.

Decisions and Actions

The minutes of the June 13, 2019, Board Meeting were approved unanimously.

A motion passed to contract with F&H Paving for the 2019 paving work.

A motion passed to share the cost incurred to trap two beavers at the lake.

A motion passed to install a new security camera system at the Clubhouse and Pool.

Committee Reports

Roads. Grover said he plans to begin the 2019 paving on August 28-30. He proposed to contract with F&H Paving of Unionville. A motion passed unanimously to contract with F&H Paving for this year's work at a cost of \$15,750, using funds in the 2019 Roads budget. He said the 2019 paving would focus on roads that have sunken areas in the pavement, which could mean base failure. The following roads are included in this year's schedule: Aroda Road, Carriage Lane, Liberty Lane, Powderhorn Lane (two sections), Surrey Court, Turkey Trot Lane (two sections). Grover said he would add Windmill Lane as an addendum to the contract once the new house on Lot 88 has been completed, which should be this month. Grover said that any member who would like driveway work done by F&H while they are out here can contact Chris Poland at 540.809.3008 for an estimate.

Grover said he has been in contact with Robertson Paving again about making repairs to the entrance roadway, but he does not have a schedule for those repairs yet.

Diana asked that the Roads Committee look at Old Forge Way adjacent to Lot 198 to assess the current condition of the roadway before construction begins on that lot.

Grover said he is having Robert Huffman Excavating of Haywood examine the portion of Sylvan Lane up to Sylvan Court to see about addressing the excessive drop-off from the pavement to the ditch line, as well as regarding the shoulders to improve drainage there. The assessment will be done in mid-August. They will also look at five or six sections of Malvern Drive regarding adding stone at the pavement edge to prevent further pavement break-off.

Lake. Rick said he is going to try a different solution for the dock fence and gate. Rather than spend the \$700 approved at the June meeting, he and David Kalish are going to make the fence

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themselves at an estimated cost of \$150. This will be a lower fence made with vertical 4X4s with a galvanized top rail and gate. He reported that Gerry Monnat contracted with a local trapper, who caught and removed two beavers from the lake. The cost is \$300. A motion passed unanimously to split the cost with Gerry. Rick said he plans to do another E. Coli test of the lake water. The cost will be \$300.

Grounds. Rick said the flagpole donated by the Cruzes cannot be placed next to the entrance driveway as planned because there's no electricity there for the flag light. Grover said he saw that, too, and that he plans to install the flagpole in the triangular bed between the mailboxes and the newspaper boxes. There is electricity adjacent to that area. Grover will install the flagpole, and Rick will procure and install the light. Rick said he and Jason Woodward inspected all Malvern roads to see which ones require edge mowing. He provided a map of the sections that require mowing. Most of the sections are vacant lots owned by absentee owners. The Board previously decided to do this mowing rather than require the lot owners to do it. Rick said Jason offered to do this mowing for \$200, which is less than what our landscaping contractor would charge. There is money in the Grounds budget for this mowing. While they were out on the roads, Rick noted the areas where trees are encroaching on the roadway. The Board will decide whether to invite bids for the trimming work.

Security. Rick showed the Board a new security camera system he bought for the Clubhouse. The cost is \$449 for the 8-camera wireless system. The current system we have cannot be viewed over the Internet because there is malware somewhere in the system. The cost to diagnose and resolve that problem would be much more than the cost of the new system. With the new system, no wires are required between the controller in the Clubhouse office and each camera. Each camera would require 110v power. We will be able to install cameras to cover the pool and playground, as well as the rear doors to the Clubhouse. A motion passed unanimously to purchase the system.

Treasurer. Diana provided the following cash balances as of July 11, 2019:

Operating Funds Balance	\$204,012.97
<u>Capital Reserve Funds Balance</u>	<u>\$256,860.13</u>
Checking/Savings Accounts Balance	\$460,873.10

Clubhouse & Pool. Fred said the problem of trespassers after hours at the Pool and Clubhouse parking lot seems to have been resolved. He said he had spoken to several groups of teenagers at the parking lot on several nights and explained the rules to them. Since then there have been no more incidents. He said members who notice any activity at the Pool or the Clubhouse parking lot after 10:00 p.m. should contact him. [Fred's phone number is 703.405.9621.]

Old Business

None.

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New Business

None.

Open Forum

None.

The meeting adjourned at 8:02 p.m.

Respectfully Submitted:
Fred Bourque
Secretary, Malvern Club, Inc.