



**Approved Minutes  
Malvern Club, Inc.**

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, August 8, 2019, at the Clubhouse, called to order at 7:00 p.m.

Board Members Present: Doug Beaver, Fred Bourque, Rick Collins, Grover Dean, John Shanley, Rodney Taylor, Diana Wright. Members Present: Carol Beaver, Ceil Collins, Valerie Cruz, Tanya Klemick, Melody Langone, Don Nicholson, Elie Tarbous, Jason Woodward.

**Decisions and Actions**

The minutes of the July 11, 2019, Board Meeting were corrected to accurately describe the new proposed dock fence. The corrected minutes were approved unanimously.

A motion passed to place a lien on a lot that is two years behind on their dues.

A construction application was approved for a new house on Lot 211 on Carriage Lane.

Road repairs for 2019 are scheduled for September 3-6.

Right-of-way mowing will begin this month and will be done periodically, as needed.

Roadside tree trimming will be performed in August and September.

**President's Comments**

Rodney thanked Valerie and José Cruz for donating the flag and flagpole at the entrance. He said Grover installed the flagpole and Rick installed and wired the light. Valerie thanked the Board.

**Executive Session**

Rodney announced that the Board would go into an executive session at 7:02. At 7:18 the Board meeting was resumed. Rodney reported that the Board had reviewed the list of current lots in arrears. He said one lot is two years behind on their dues. A motion passed unanimously to file a lien on that lot. Rodney said the liens that are now in place on the other lots on the list would be renewed for another year.

**Committee Reports**

**Treasurer.** Diana provided the following cash balances as of August 8, 2019:

Operating Funds Balance	\$202,588.92
Capital Reserve Funds Balance	\$256,860.13
Checking/Savings Accounts Balance	\$459,449.05

Diana requested that Board members provide their inputs to the 2020 budget to her this month.

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**Clubhouse & Pool.** Fred said the Clubhouse fire extinguishers had received their annual checkup. Several had to be replaced because of age. He purchased a fire extinguisher for the Pool house. He said the air conditioner in the Clubhouse had trouble keeping up with the extreme heat when temperatures exceeded 100°. He had the system checked out and it's fine. He replaced the air filter.

**Architecture.** Fred said there was one new application submitted this month. A new house is to be built on Lot 211 on Carriage Lane for the new lot owner, Carolyn Wahl. The builder is Country View Homes of Culpeper. The lot is on the cul-de-sac and has a steep slope at the back going down to Dark Run. The owner requested that, due to the slope of the ground, she be granted a waiver of the 100-foot setback requirement. The proposed house site is 75 feet from the edge of the road. This would permit siting the drain field behind the house. The Architecture Committee voted unanimously to recommend approval of the application with the requested setback waiver. The Board approved the application unanimously.

**Roads.** Grover said this year's road repairs by F&H Paving are schedule for September 3-6. Nine sections of road are planned, at a total cost of \$17,850.

Grover said that Robert Huffman Excavating would examine the section of Sylvan Lane between Malvern Drive and Sylvan Court sometime this month or early September.

Grover said he would have Robertson Paving redo the patched section of Old Forge Way near Liberty Lane, adjacent to Lot 198 where a new house is being built. The patchwork that was done there is substandard, and the pavement is failing. He said the failure started before the new home construction began. He also examined some damage caused by a large dump truck that crushed a driveway culvert on the adjacent Lot 197. He will follow up with the builder to see that the culvert is opened so drainage is not impeded.

**Lake.** Rick said he and David Kalish put up the goose gate on the dock at a cost of \$150. He had the lake tested for E. coli and other contaminants, and the results were good, well within safety guidelines.

**Grounds.** Rick said the planned right-of-way mowing will begin this month and will be done periodically, as needed. A motion passed unanimously to have Jason Woodward perform the required tree trimming along the roadways at an hourly rate. The work will be done soon. Rick said he would put up a sign at the entrance advising members that the association would be doing tree trimming along the roadsides.

**Special Events.** Diana said she is planning for a potluck get-together at the Clubhouse in September.

### **Old Business**

**Short-term Rentals Amendment.** Rodney said he had received the proposed amendment package from the association's attorney. After some discussion the item was tabled to give Board members an opportunity to review the package.

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The meeting adjourned at 8:41 p.m.

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