



**Approved Minutes
Malvern Club, Inc.**

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, September 12, 2019, at the Clubhouse, called to order at 7:02 p.m.

Board Members Present: Doug Beaver, Fred Bourque, Rick Collins, Grover Dean, Rodney Taylor, Diana Wright. Members Present: Rose Bartola, Carol Beaver, Ceil Collins, John Dacus, Susan Korfanty, Melody Langone, Steve Langone, Pam Luthman, Don Nicholson, Lynn Ross, Merri Woodward.

Decisions and Actions

The minutes of the August 8, 2019, Board Meeting were approved unanimously.

A motion passed to modify the dues payment schedule for one lot.

A motion passed to delay filing a lien extension for one lot.

This year's road repairs were completed. New paving will be done next spring.

The Pool is closed until Memorial Day Weekend.

Construction applications were approved for a new house on Lot 191 on Anvil Court; a carport on Lot 42 on Chestnut Rail Lane; a deck and gazebo on Lot 88 on Windmill Lane; a storage building on Lot 26 on Malvern Drive; and a storage building on Lot 70 on Malvern Drive.

A bid was accepted from D&D Floor Coverings of Ruckersville to install new floors in the Clubhouse Annex.

A proposal was accepted from Jason Woodward to grind 7 tree stumps along Malvern Drive and 3 stumps at the Clubhouse.

There will be a Fall Get Together potluck at the Clubhouse on Saturday, September 28th.

The Short-term Rentals amendment will be presented to the membership for consideration at the Regular Membership Meeting on October 19th.

Executive Session

At 7:06 Rodney announced that the Board would go into an executive session. At 7:30 the Board meeting was resumed. Rodney reported that the Board had discussed the status of two lots that are in arrears. A motion passed unanimously to modify the dues payment schedule for one lot. A motion passed unanimously to hold off 60 days on filing a lien extension on the second lot.

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Committee Reports

Treasurer. Diana provided the following cash balances as of September 12, 2019:

Operating Funds Balance	\$214,374.94
<u>Capital Reserve Funds Balance</u>	<u>\$257,863.56</u>
Checking/Savings Accounts Balance	\$472,238.50

Roads. Grover said this year's road repairs were performed by F&H Paving on September 4th and 5th. All repairs were completed in a satisfactory manner at a total cost of \$17,850. He said that a new contractor, David Huffman of Oak Park, VA, will be contacted about doing the repairs to Sylvan Lane between Malvern Drive and Sylvan Court. In the meantime, Don persuaded F&H to place two loads of milled asphalt along the shoulder on Sylvan Lane near the cul-de-sac at no cost to Malvern. Lynn and Pam said that the section of the road that has the excessive drop-off from the pavement to the ditch line is farther up the road towards the curve. Grover said he would have the new contractor move the milled asphalt to that area. Grover said that the patch done by Robertson Paving at the entrance has not been billed or paid for yet. The Board agreed not to have Robertson repair that patch but to wait until next spring when Malvern Drive will be paved.

Grover said Meadow Springs Landscaping will be contracted, as in recent years, to perform snow removal this year.

Grover said the issue with the crushed culvert on Lot 197 on Old Forge was repaired by the contractor without intervention by Malvern.

Architecture. Fred said there were five new applications submitted this month. 1) A new house is to be built on Lot 191 on Anvil Court for the new lot owners, Phillip and Michelle Buracker. 2) A carport is to be added on Lot 42, 65 Chestnut Rail. The lot owner, Priscilla Flory, requested a variance to the 100-foot set back requirement. The structure will be placed 88 feet from the edge of the road to permit siting the carport to give her easy access to the front door of her house. 3) A ground-level deck and gazebo are to be added to the new house on Lot 88, 60 Windmill Lane. 4) A storage shed is to be built on Lot 70, 865 Malvern Drive. The lot owners, Steve and Melody Langone, requested a variance to the 60-foot set back requirement. The building will be sited approximately 33 feet from the lot sideline with the written agreement of the neighboring lot owners. 5) A storage shed will be placed on Lot 26, 143 Malvern Drive. The Architecture Committee voted unanimously to recommend approval of these applications, including the two setback variances. The Board approved the applications unanimously.

Pool. Fred said the Pool is closed until next Memorial Day weekend. Payne Pools of Culpeper will do the technical closing within the next two weeks.

Clubhouse. Fred presented two written bids for the Clubhouse Annex floors. The job will provide new water-resistant wood-look luxury vinyl plank flooring for the Activity Center, including the equipment closet, and the Pool Restroom. It also provides labor to remove the old carpets from the "upstairs" areas and lay vinyl plank that we have left over from the Clubhouse

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renovations. Troy Moore Home Improvements of Culpeper offered to do the job for \$5,863. D&D Floor Coverings of Ruckersville offered to do the same job for \$5,772.02. Fred recommended we contract with D&D. He offered to go with the Malvern exercise group ladies to pick out the flooring color. The Board voted unanimously to accept the D&D bid.

Lake. Rick said the rework of the rope fencing on the dock was done. The Board thanked Debra Dean for suggesting the goose gate solution and David Kalish for his help in putting it up.

Grounds. Rick said the planned roadside tree trimming was started and will continue over the next month until all roads are clear. Rick presented a proposal from Jason Woodward to grind 7 tree stumps along Malvern Drive and 3 stumps at the Clubhouse. The work will be done soon. The Board unanimously approved the proposal. Rodney asked that we get at least two bids for removing two dead trees on the Clubhouse lawn, trimming and fortifying the large maple behind the Clubhouse, and cleaning up the big holly and the magnolia. Fred said he would talk to Jason about that work, and Rick said he would get a second bid.

Special Events. Diana said there will be a Fall Get Together potluck at the Clubhouse on Saturday, September 28th.

New Business

Fall Communicator. The Communicator must be mailed to all lot owners no later than October 5th, two weeks before the October 19th Regular Membership Meeting. Board members were asked to get their inputs to Ed Johnson no later than Wednesday, September 25th.

Old Business

Short-term Rentals Amendment. Rodney said he had received the updated proposed amendment package from the association's attorney. The amendment will be presented to the membership for consideration at the Regular Membership Meeting on October 19th.

2020 Budget. The Board discussed the draft 2020 Budget. The proposed budget will be included in the Fall Communicator to be mailed to all lot owners no later than October 5th.

The meeting adjourned at 9:45 p.m.

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