



Approved Minutes
Malvern Club, Inc.
905 Malvern Drive
Madison, VA 22727
<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, January 9, 2020, at the Clubhouse, called to order at 7:02 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, Ed Johnson, Susan Korfanty, Karen Pilkerton.

Decisions and Actions

The minutes of the December 12, 2019, Board Meeting were approved unanimously.

Invitations to bid will be sent to paving contractors this month for the 2020 paving.

Two resolutions passed enabling the association to submit a grant application to the State for the dam drain project.

The new Clubhouse security system is operational.

Internet is now available at the Clubhouse and Pool complex. Login credentials will be posted at the Clubhouse.

A Spring Barbeque Lunch will be held at the Clubhouse on Saturday, April 25th, following the Annual Membership Meeting.

A complaint submitted by Karen Pilkerton requesting that the fee charged for a disclosure packet be changed was reviewed and discussed. The request was denied.

Executive Session

The Board went into executive session from 7:04 to 7:24. When the Board meeting resumed, the Board voted unanimously that the current liens will be continued for lots that are in arrears; payment plans in place on two lots without liens will be continued; and liens will be placed on two additional lots.

Committee Reports

Roads. Grover said the crack sealing planned for December is currently on hold as he has been unable to reach the paving contractor. He said he will visit the contractor's place of business in Luray this month. Invitations to submit bids for the 2020 paving will be sent to paving contractors at the end of January. Included in this will be a description of the paving project length, as well as the wording that only VDOT-approved asphalt will be used, the need to mill/grill down selected high spots from previous repairs to ensure a smooth pavement surface, adding stone to selected low shoulder areas, as well as the need for trained flaggers to maintain

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an orderly flow of traffic within the subdivision. Additionally, included in the invitation will be a statement for those interested that they are to arrange an appointment with the Roads Committee to view the project before March 1, 2020. The bids will be reviewed by the Board at the Board Meeting on March 12, 2020.

Clubhouse. Fred said the Activity Center is being painted. The front room is complete, and the open upper room and hallway will be done next. He said he needs to keep the other upper room locked, as it is being used as a storeroom. Rodney said we might look into purchasing a shed for storage. Fred agreed that we have plenty of things that could be stored in a shed, but some things need to be in a climate-controlled room. We would still need to keep the room in the Activity Center for storage. Diana asked about the baseboard heat in the upper rooms. Fred said he can't get them to work. Also, the wall heater in the Pool Restroom has died. Fred said he would have the electrician install a new wall heater and check the baseboard heaters.

Lake. Rick said that grass clippings in the lake are clogging the dam sluice. He presented the completed State grant application for the dam drain project. He offered two resolutions, which are required for the submission, and they both passed unanimously.

Grounds. Rick said MSL did the leaf pickup at the entrance.

Security. Rick said he installed the new Clubhouse security system with four cameras operational. He has four more cameras to install. He said he installed a new hot spot router; this is our router, not Comcast's, so we can control it. Members and guests will now be able to access the Internet at the Clubhouse, Activity Center, Pool, parking lot, and lawn. The login credentials will be posted at the Clubhouse and Pool.

Treasurer. Diana reported the following cash balances as of December 31, 2019:

Operating Funds Balance	\$200,705.01
Capital Reserve Funds Balance	\$258,983.16
Checking/Savings Accounts Balance	\$459,688.17

Diana made a motion to deposit this year's reserve contribution of \$35,450 at this time. The motion passed unanimously.

Social Events. Diana said she needs to put in the order for the catered barbeque for the Spring Barbeque Lunch. That's scheduled for Saturday, April 25th, following the Annual Membership Meeting that morning. Members may bring side dishes and beverages. The association will provide barbeque pork and chicken.

Firewise. Susan said she had received program approval for the Malvern Firewise Educational Plan for 2020. She plans to propose small projects that members can perform on their properties to eliminate fire hazards around the house. Each project description will be sent in a Newsletter to members who are on the email list.

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Old Business

Butchering Game at the Clubhouse. Fred said he spoke with the member who stored game meat in a freezer on the patio. This member has for years rented the Clubhouse every November for his family's hunting vacation. They do not hunt inside the Malvern development. They take their game to a commercial facility that dresses it; then they store the packets in their freezer, which they place outside the Clubhouse.

New Business

Disclosure Packet Fee. Rodney advised that the Board had received a formal complaint from Karen Pilkerton requesting that the fee charged for disclosure packets be changed because it is in violation of the Virginia code. The Board granted her request to record the Board's discussion. [A disclosure packet is a document containing information required by law to be provided by a seller of a property in a Homeowners' Association to a prospective buyer.] The complaint, #2019-01 dated December 4, 2019, was discussed and all relevant Malvern documents were reviewed. Rodney stated that the \$65 fee was enacted in April 2013 and has not been reconsidered since. John made a motion to deny the complaint because the \$65 fee is within the parameters of the Property Owners' Association Act. Fred seconded the motion, and it passed unanimously. The Board advised Karen that a formal written response to the complaint would be provided to her by mail within 7 days.

The meeting adjourned at 8:59 p.m.

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