



## Approved Minutes Malvern Club, Inc.

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, February 13, 2020, at the Clubhouse, called to order at 7:01 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, Chris Dickens, Ed Johnson, Susan Korfanty.

### **Decisions and Actions**

The minutes of the January 9, 2020, Board Meeting were approved unanimously.

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

A warrant for felony larceny will be filed on the paving contractor who has failed to perform the pavement crack sealing that was supposed to be completed in December 2019.

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

Architectural applications were approved for Lot 35 and Lot 177.

### **Committee Reports**

**Roads.** Grover said that the pavement crack sealing planned for December has not happened. The contractor is incommunicado and attempts to recover the down payment from him have been unsuccessful. A motion to file a felony larceny warrant on the contractor passed unanimously. Invitations to submit bid proposals for the 2020 paving were sent to paving contractors at the end of January. The contractors were F & H Paving, S. L. Williamson, Superior Paving, and Kickin' Asphalt. A fifth contractor will be contacted this month. Two potholes will be filled on Covered Bridge and Bee Gum this month.

**Architecture.** Fred presented two construction applications that were reviewed by the Architecture Committee, which recommended approval of both applications. The first application is for a garage on Lot 35 at the end of Thumbblatch. That application was approved unanimously with the stipulation that the lot owner provide a drawing of the front and rear elevations. The second application is for a fence on Lot 177 at the corner of Liberty and Turkey Trot. There was discussion about whether Association approval is even required for a fence. The application was approved on a vote of 6-0 with Grover abstaining because he did not think that Board approval was necessary for this fence. The approval is contingent on the lot owner getting his neighbor's concurrence on placement of the rear section of the fence bordering on the neighbor's lot.

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**Clubhouse.** Fred said the electrician had come out and checked the baseboard heaters and the Pool restroom heater in the Activity Center. All of them were operating correctly. The electrician will install a new light fixture on the Pool light pole. He will also install a duplex AC outlet on that pole above the light; this is for the two new cameras that will be installed at the top of the pole.

**Lake.** Rick said he submitted the State grant application for the dam drain project.

**Grounds.** Rick said two trees were removed from the Clubhouse lawn. The stumps were ground, and we had three other large stumps ground. He is preparing for bush hogging of the seven lots that have signed up for bush hogging.

**Security.** Rick said one of the new cameras failed and will be replaced under warranty. He said he had fixed the range problem with the new cameras by connecting their Wi-Fi signals in line rather than separately. This way avoids a signal having to pass through multiple walls, which was attenuating the signal to the corner camera. He still has four more cameras to install, two of which will go atop the Pool light pole.

**Treasurer.** Diana reported the following cash balances as of February 12, 2020:

Operating Funds Balance	\$211,198.36
<u>Capital Reserve Funds Balance</u>	<u>\$260,615.64</u>
Checking/Savings Accounts Balance	\$471,814.00

Diana said there are only six lots that are in arrears on their obligations. Several that were over a year overdue have paid up. There is one lot that is still on a lien and one with a payment plan.

**Social Events.** Diana said she is negotiating with several restaurants for the catering for the Spring Barbeque Lunch scheduled for Saturday, April 25<sup>th</sup>, following the Annual Membership Meeting.

**Firewise.** Susan presented the input for the February newsletter. She said she would like for participating members to submit their data each month, if possible. The Firewise material will either be included in the monthly Newsletter or emailed separately to the email list.

### **Old Business**

**Disclosure Packet Fee Complaint.** Rodney advised that the Board had received a letter from the Virginia Department of Professional and Occupational Regulation (DPOR) notifying us of their receipt of Karen Pilkerton's complaint. No action is required by us at this time.

### **New Business**

**Alternate Egress.** Doug reported that he has been in contact with the owners of the property adjacent to Malvern near the Surrey Court cul-de-sac. Mike and Becky Owings own the property, which is on Medley Mountain Lane, which connects to Elly Road. This is in regard to the possibility of acquiring an easement to provide an emergency egress for Malvern.

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### **Open Forum**

**Little Free Library.** Fred said he and Lore would like to donate a Little Free Library box to Malvern. This is a box on a post that contains books. They look like little houses. There are 90,000 of these in locations across the country. Usually, you would find books for children, as well as fiction and non-fiction books for older readers. Essentially, it's a give-one, take-one deal. The program requires that a person be assigned to monitor the box; Fred said he would be the monitor. There would be no cost to Malvern for this program. The people present at the meeting seemed to like the idea. Rodney said we should put this on the agenda for the Annual Meeting. Fred said he would look for a good location in Malvern to place the box, then bring it up at the meeting in April.

**Liability for Visitors in Malvern.** Grover recommended that the Board consider instituting a policy to have visitors to Malvern sign a form to hold Malvern harmless for any injury they might incur while walking the Malvern roads. This would be similar to the form we use for renting the Clubhouse. No action was taken.

The meeting adjourned at 8:55 p.m.

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