



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, May 14, 2020, at the Clubhouse, called to order at 7:00 p.m. by President Rodney Taylor.

Board Members Present: Doug Beaver, Fred Bourque, Rick Collins, Grover Dean, Rodney Taylor, Diana Wright. Members Present: Carol Beaver, Ceil Collins, Ed Johnson, Ellie Tarbus.

Decisions and Actions

The minutes of the March 12, 2020, Board Meeting were approved unanimously.

A bid for the dam siphon for \$31,100 was provisionally accepted, pending closure of the bids on May 22nd.

The Pool will open on Saturday, May 23rd. The Pool will be open every day from 7:00 a.m. to 10:00 p.m. until Labor Day. Members are asked to observe the 10-person-at-a-time limit in the pool until the Governor's order is lifted. Also, members are asked to maintain a 6-foot separation from people who are not members of their household or their invited guests. Masks are optional. Members who have purchased Pool keys may pick them up at the Pool on Saturday May 23rd between 10:00 a.m. and noon. Keys may also be picked up at the Activity Center on Tuesday and Thursday mornings between 9:30 a.m. and 10:00 a.m. Keys may be purchased by calling Fred at 540.738.2200.

Four architectural applications were approved. Accessory buildings were approved for Lot 47, Ashlawn Drive, and Lot 131, Powderhorn Lane. A fence was approved for Lot 195, Old Forge Way. An application to install siding on an existing accessory building was approved for Lot 82A on Covered Bridge Drive.

The Complaint Procedure was updated after review by the Virginia HOA Ombudsman.

Committee Reports

Roads. Grover stated that Mr. Chu of C & C Sealcoating of Luray was indicted on May 4th by the Madison County Circuit Court Grand Jury for theft of our \$1,300 deposit for paving repairs that have not been performed. This case has been discussed at several Malvern Board meetings. The trial date is TBD due to the COVID-19 quarantine.

S. L. Williamson has completed this year's paving, including the placement of about 3,700 linear feet of stone aggregate along some curves and run-off areas. Comments from members have been generally positive with regard to the quality of the work performed.

Lake. Rick stated that the dam and spillway were checked and found to be satisfactory. He has not yet purchased the signage advising people to keep off the back side of the dam. He said he had received only one bid for the dam siphon project. This was from Bander Smith, LLC of Richmond in the amount of \$31,100. This firm was recommended by the

Approved Minutes Malvern Club, Inc.

engineer who designed the installation. The Board voted unanimously to close the bids on May 22nd and award the contract to Bander Smith if no other bids are received by that date. The work will be performed later this year. Rick advised that the project will result in a 5-foot drop in the lake level until the lake has time to recover with runoff.

Grounds. Rick thanked Debra and Grover Dean for their continuing beautification project at the entrance.

Treasurer. Diana reported the following cash balances as of May 9, 2020:

Operating Funds Balance	\$281,181.25
Capital Reserve Funds Balance	\$262,229.44
Checking/Savings Accounts Balance	\$544,040.69

Clubhouse. Fred said the Clubhouse has been vacant since late March. He said there are a few reservations for May and June. The Board decided that the Clubhouse may be rented, as long as the 10-person gathering limit is observed until the Governor's order is lifted.

Pool. Fred said the Pool water is ready for swimming. A few things have to be done to get ready for the season. The concrete decking, sidewalks, upper deck, and furniture will be power washed; and the screens and shade sails will be put up this week. He said he is waiting on the locksmith to change the locks and deliver the keys. That should be within the next week. If so, then the Pool will open for the season on Saturday, May 23rd. The Pool hours are 7:00 a.m. to 10:00 p.m. daily through Labor Day.

Architecture. Fred advised that three new construction applications were received during the previous two months. An accessory building was requested by Dennis Sweeney for Lot 47 on Ashlawn Drive. An accessory building was requested by Doug Kirby for Lot 131 Powderhorn Lane. This application requires a setback waiver to permit the shed to be placed 38 feet from the adjacent lot. The adjacent lot owner provided a letter of permission for the setback. A fence was proposed by Chris Dickens for Lot 195, Old Forge Way. All three applications were approved unanimously. An application was received from Carolyn Moore to install vinyl siding on an existing accessory building on Lot 82A on Covered Bridge Drive. This structure is the old Malvern stable. The application was approved unanimously.

Old Business

Disclosure Packet Fee Complaint. Rodney reported that the complaint about the Disclosure Packet Fee was resolved. The fee will remain \$65. As a result of the dialogue with the Virginia Department of Professional and Occupational Regulation (DPOR) Ombudsman, the Board has revised the Complaint Procedure to conform to the DPOR standard. Thanks to Ed Johnson for the update. The new procedure may now be viewed on the Malvern website.

Annual Membership Meeting. Rodney said that the election to fill four Board seats will be held at the Annual Membership Meeting on Saturday, June 27th, at the Clubhouse, starting at 10:00 a.m., with sign-in beginning at 9:30 a.m. He advised that May 22nd is the deadline for submission of articles for the Spring Communicator. Any member who wants to run for a Board position may submit a brief bio for inclusion in the Communicator. The bio is not required.

**Approved Minutes
Malvern Club, Inc.**

Rodney said that the voting on the proposed amendment to the Declaration regarding short-term rentals will begin at the June 27th meeting. Members who wish to vote on the amendment but are unable to attend the meeting are encouraged to provide their proxy and a completed ballot to a member who will attend. One ballot is allotted to each lot, and the ballot must be signed by the member who owns the lot. Unsigned ballots cannot be counted. The proxy form and the ballot will be included in the Spring Communicator, which members will receive in the mail at their mailing address of record on or about June 2nd.

Open Forum

Gravel Shoulders. A member noted that some of the aggregate stone shoulders that were installed by the paving contractor have footprints already. Grover advised that the shoulders will be walked on and driven on, so the marks are naturally occurring.

The meeting adjourned at 7:55 p.m.

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