



## Approved Minutes Malvern Club, Inc.

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

---

Board of Directors Meeting, Thursday, June 11, 2020, at the Clubhouse, called to order at 7:00 p.m. by President Rodney Taylor.

Board Members Present: Fred Bourque, Rick Collins, Grover Dean, Rodney Taylor, Diana Wright. Members Present: Michelle Buracker, Ceil Collins, Chris Dickens, Ed Johnson, Larry McLellan, Don Nicholson.

### **President's Remarks**

Rodney announced that John Shanley had resigned from the Board in an email sent on May 18, 2020. He thanked John for his service over the past 26 months. The Board then voted unanimously to accept John's resignation.

### **Executive Session**

The Board went into an executive session from 7:02 to 7:12 p.m. After the session Rodney informed the members that one member had requested that, due to extenuating circumstances, the \$30 late fee charged to the member's account be waived. The Board voted unanimously to waive the charge.

### **Decisions and Actions**

The minutes of the May 14, 2020, Board Meeting were approved unanimously.

A contract was executed for a September installation of the required dam siphon in the lake.

Architecture applications were approved for a split-rail fence on Lot 42 on Chestnut Rail and a storage shed on Lot 111 on Bee Gum.

Damage to the new pavement on Liberty will be repaired by the paving contractor at no cost.

A contract will be executed to patch sections of Old Forge to repair the damage caused by construction vehicles and correct the general deterioration to the roadway.

### **Committee Reports**

**Lake.** Rick advised that the State had approved Malvern's application for installation of the dam siphon. The State denied the request for funding for the project because it didn't meet their criteria. He said the siphon will be installed in September by Bander Smith, LLC of Richmond, for a contract price \$31,100. They were the sole bidder for this contract, even though Rick solicited bids from several others. Rick said he inspected the dam and spillway, which are in good condition. He said the north dock is getting much use this summer. There was some damage to one of the fence posts on the dock. It will be repaired, and all of the posts will be reinforced.

**Approved Minutes  
Malvern Club, Inc.**

---

Rick said he would speak with the owners of Lot 44 to get their concurrence before putting up a Parking sign on the easement at the dock. He asked whether the Board wanted to test the lake again for contaminants. It hasn't been tested in several years. He said the cost would be around \$200. The Board voted to do the test, with Rodney voting no.

**Grounds.** Rick said he conferred with the owner of Lot 205 about trimming the large bush at the corner of Covered Bridge and Carriage Lane. The owner will have that done. Rick will also coordinate with Jason Woodward to trim and mow the right-of-way in the community. Rick said it is time to pressure wash the mail shed. Fred will get someone to do the Clubhouse, Annex, and mail shed. Fred said he had been requested by several members to put a new layer of mulch on the Playground. We will need 9 inches of playground grade mulch. Rick said he would see if MSL could provide that under their contract.

**Clubhouse & Pool.** Fred said there was no activity in the Clubhouse in May. There are some reservations in the summer months. He said the Pool gate and restroom locks were changed, and he has given out over 100 keys.

**Architecture.** Fred advised that two construction applications were received in May. One is from Priscilla Flory for erection of a split-rail fence on Lot 42 at 65 Chestnut Rail. The other is for a storage shed on Lot 111 at 136 Bee Gum Way. This application requires a setback waiver to permit the shed to be placed 20 feet from the adjacent lot. The adjacent lot owner provided a letter of permission for the setback waiver. The applications were approved unanimously.

**Treasurer.** Diana reported the following cash balances as of June 11, 2020:

Operating Funds Balance	\$281,887.86
<u>Capital Reserve Funds Balance</u>	<u>\$262,245.85</u>
Checking/Savings Accounts Balance	\$544,133.71

Diana said there are five completed construction projects. The association is holding a \$1,500 road impact fee deposit in escrow for each project. After discussion the Board voted unanimously to return the deposits for Lots 169 on Liberty Lane, 198 on Old Forge, and 211 on Carriage Lane. The deposit on Lot 195 on Old Forge will be retained to help pay to repair damage to Old Forge caused by the contractor. A decision on Lot 191 on Anvil Court was postponed until next month. Michelle Buracker, the owner of Lot 191, said that the damage to the pavement was not entirely the fault of her contractor. She said the pavement was failing before construction began. She offered to provide before and after photos of the pavement for the Board's consideration.

**Roads.** Grover reported that two significant paving cracks have appeared along Liberty Lane. The paving contractor examined the defects and has offered to repair them at no additional cost. One is in the eastbound lane along the pavement's edge on the downgrade just beyond the Partlow's driveway. There is a section there approximately 20 to 30 feet long where it appears the pavement is pulling or sliding away. The section will be cut out, removed, and repaved.

The second crack is in the westbound lane along the pavement's edge in front of the Lauzon property at the corner of Old Forge and Liberty. That section is approximately 20 to 30 feet long

## **Approved Minutes Malvern Club, Inc.**

---

where it appears the pavement is cracking along the edge, about 4 inches inward on the pavement. It appears that the roller travelled too close to the edge and pushed the new pavement outward onto the shoulder, so that the pavement edge is out of alignment and about 4 inches wider than the adjacent sections. They will try to shave off the protruding cracked piece but may have to repave that section.

Grover said that repairs to Old Forge will require removing the failing pavement and replacing it with an intermediate mix, instead of the standard mix (SM 9.5A). This intermediate asphalt mix consists of larger aggregate that offers better resistance to rutting and top-down fatigue cracking. Subsequently, when the road is repaved in 3 to 4 years as planned, this mix will provide a better base structure to support the new asphalt. Grover estimated that the repairs would cost \$22,000 to \$25,000. Discussion determined that making these repairs at a cost of \$25,000 would require an increase to the 2020 Roads budget of \$14,000. These funds could be transferred from the Retained Earnings account. The Board voted unanimously to authorize contracting with S. L. Williamson for these repairs at a cost not to exceed \$25,000, and to transfer the required funds from Retained Earnings to the Roads budget.

The meeting adjourned at 9:02 p.m.

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