



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, October 8, 2020, at the Clubhouse, called to order at 7:00 p.m.

Board Members Present: Fred Bourque, Rick Collins, Grover Dean, Steve Langone, Diana Wright

Members Present: Dalton Boido, Ceil Collins, Ed Johnson, Melody Langone, Dona Shamburg

Decisions & Actions

The minutes of the September 10, 2020, Board Meeting were approved unanimously.

The Halloween Trick-or-Treat will be held on Saturday, October 31st from 6-8 p.m. Members should leave a light on if they would like trick-or-treaters to come to their house.

The snow removal contract was approved.

The Regular Membership Meeting will be held on Saturday, October 17th at the Clubhouse. Sign-in for the meeting begins at 9:30 a.m. The meeting will start at 10:00 a.m. There will be a barbeque lunch at the Clubhouse following the Regular Membership Meeting for members who attend the meeting.

Opening Remarks

Fred welcomed the members in attendance. Dalton Boido introduced himself. He and Kristine Blanc (Krissy) have bought and moved into the grey house on the corner of Covered Bridge and Windmill, the one with the silo.

Committee Reports

Treasurer. Diana reported the following cash balances as of September 10, 2020:

Operating Funds	\$116,441.41
<u>Reserve Funds</u>	<u>\$110,802.92</u>
Total Checking/Savings	\$227,244.33

Diana reported that the current outstanding accounts receivable for member dues is \$7,135. This includes \$65 owed by the former owners of Lot 139. A motion passed unanimously to write this off as a bad debt.

Special Events. Diana said she had placed the order for the food for the October 17th Regular Membership Meeting Barbeque Lunch following the meeting. The order includes meat, beans, Cole slaw, and rolls. She will also bring a dessert. Members should bring their own beverages. The total cost for the catered lunch will be well below the \$750 that the members approved for this event. Diana said we will not have a tent for the luncheon. Diana said the October 3rd yard

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sale included 24 families. Trick-or-Treat is on for Halloween Evening, October 31st, from 6 to 8 pm. Members should leave a light on if they want trick-or-treaters to come to their house.

Lake. Rick said the new dam siphon was installed without having to lower the lake level. They also installed the required staff gauge, which shows the lake level. The 8-inch pipe will now be able to lower the lake at a safe rate any time that we choose. This should enable us to get an Operation and Maintenance Certificate from the DCR after our engineer completes the necessary paperwork. This project will still have a few bills due on the engineering side, namely, the final report to the state and some survey work to check the accuracy of the installation. We will also need to get a pump (gas preferred) and some hose, to start the siphon. The cost of these additional items should be around \$200. We will also have to monitor the grass replenishment on the dam. The spillway is functioning normally but does need some fallen trees cleared.

Grounds. Rick said he had spoken with the owners of Lot 44 about a suggestion made to the Board to place a new sign at the dock and a boundary marker on the parking area at the dock. After speaking with them he has decided not to pursue the project. Rick said the Postmaster is trying to source used parcel boxes for us for free. Rick said he installed the drop box at the entrance to collect ballots for the Short-term Rentals Amendment and proxies for the October 17th Regular Membership Meeting. The box is attached to the side of the newspaper box closest to the mailbox shed. There is a plastic real estate flyer box filled with blank ballots next to the drop box. Members may take a blank ballot, fill it out, and place it in the drop box. Members should have received their Fall Communicator, which has the proxy form for the October 17th meeting. Rick said he removed the two dead Dogwoods on Malvern Drive. He thanked Debra Dean and her crew for the entrance plantings, which have been looking fantastic. Debra is going to refresh the plantings to reflect the season.

Clubhouse. Steve said there are some slate pavers on the front patio that need to be repointed. He will get a party together to do that.

Roads. Grover stated that Mr. Chu, the contractor who owes us \$1,300 for crack-sealing last year, failed to appear at his Show Cause hearing on September 16th. A warrant was issued for arraignment on this charge on October 21st. The following potholes were repaired to prevent further deterioration and/or pavement breakup: Pine Court (3), Sylvan Lane (2), Ashlawn Drive (4), Sleighbell (1), and Bee Gum (2). We used three bags of patching material, which is 150 lbs. The followings roads were sprayed with Roundup to alleviate grass growing in the pavement cracks: Bee Gum, Sleighbell, and Half Penny. Our snow removal contractor submitted their price list for this winter. The only change from last year's pricing is the hourly rate for trucks, which went from \$78 to \$81. The Roads Committee recommended acceptance of the Meadow Spring Landscaping proposal, and the contract was approved unanimously.

A visual examination of Turkey Trot Lane revealed a 20' x 12' section of pavement showing evidence of "pumping," that is, sinking and cracking from vehicular traffic. This area had been repaired last year by milling off the existing pavement and mixing it into the base, then applying new asphalt pavement. The remainder of the repaired area, a 12' x 103' section, remains intact with no indications of failure. The core sample performed a few years ago (No. C 56) revealed 2 to 3 inches of base material for the roadway. The Road Committee recommended that, at some point in the future, the asphalt pavement and existing fill material be removed from the failing

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area, new dirt or large aggregate stone be used to backfill and/or bridge over the failing section, new base stone be installed, and the section be repaved with new asphalt. Grover said no immediate action is required. The committee will monitor the road condition and include this work in the next road repair patching cycle.

Old Business

Fall Communicator. The Board thanked Ed Johnson for getting the Fall Communicator prepared and mailed. Members should have received it around October 3rd.

Invoice Processing. Diana asked that Board members have their vendors submit their invoices to Malvern Club, Inc., 905 Malvern Drive, Madison, VA 22727. She will coordinate with the responsible Board member to get the approval before paying the invoice. She said the corporation will not be able to pay invoices that are not made out to Malvern Club, Inc. She said Board members may still submit receipts for reimbursable expenses.

New Business

No items.

Open Forum

Playground Mulch. Melody said the mulch that was used to patch the playground in several spots does not appear to be Playground mulch. She said it is pointy and not good for kids. Fred said he had added that mulch to patch some bare spots. It is not playground mulch. He that he would remove that mulch and that he and Rick would get a trailer load of playground mulch to patch those spots.

The meeting was adjourned at 7:40 p.m.

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