



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, December 10, 2020, at the Clubhouse, called to order at 7:02 p.m.

Board Members Present: Fred Bourque, Rick Collins, Grover Dean, Rodney Taylor

Members Present: Ceil Collins, Ed Johnson

Decisions & Actions

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

An application for a fence on Lot 98 on Butter Churn Way was approved.

The updated Clubhouse Reservation and Use policy and procedures were approved. Members may view them at <https://www.malvernofmadison.org/info-clubhouse.php>

President's Remarks

Rodney welcomed the members in attendance.

Committee Reports

Roads. Grover reported that Ms. Clarissa Berry, Commonwealth's Attorney for Madison County, advised that Mr. Chu appeared in court along with his attorney on December 9th and entered an Alford plea (not admitting guilt but agreeing that there is sufficient evidence to convict). As part of his plea agreement he made restitution of \$1,330 owed to Malvern. The case was then taken under advisement for one year with a review date set for August 21, 2021. The charge will be dismissed at that time if Mr. Chu satisfactorily completes the year of probation and good behavior. Once Mr. Chu's check to the Court clears the bank, restitution will be made through the Madison County Circuit Court directly to Malvern Club. Grover said he checked the water flowing through the Covered Bridge box culvert this morning (12/10/20). The water was flowing through the culvert and is not being restricted. The fallen tree reported in last month's report is still resting against the top of the box culvert's outer wall. This tree is posing no problem or danger at this time. Fred asked about an email message received from Barry Cliver about drainage at the end of Old Forge. Grover said he will investigate the next time it rains.

Architecture. Fred presented an application for a fence on Lot 98. The Architecture Committee recommended approval, and the application was approved unanimously.

Lake. Rick said he inspected the spillway and that the new seeding worked. It was fine. He said he purchased the new camera system for monitoring the depth gauge in the lake. He said he installed the sign warning people not to drive onto the dam. He said he installed the new light at the dock. The old light will be repurposed at the Clubhouse.

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Grounds. Rick said the mail shed area was mulched and the leaves were blown and bagged. He said there is no news on the additional parcel boxes. The Postmaster has been temporarily detailed to Culpeper, so he hasn't been able to speak with him about the new boxes. He said he had a sign made and installed it next to the the drop box at the mail shed.

Clubhouse. Fred said he and Steve Langone had monitored the pumping of the septic tank. He said there was very little waste in it since the last pumping in 2005. The cost was \$350. The tank is a 750-gallon tank located in the front of the Clubhouse, out near the driveway and in line with the heat pump. It appears to be in good shape.

Treasurer. Rodney tabled the "Financial Policy" revision on Late Fees until the January 2021 Board meeting.

Reserve Study. Ed Johnson said the committee had not met yet but that he would like to start gathering information from the Roads and Clubhouse Committees on planned expenditures. He asked for the costs of the 2020 paving and the HVAC replacement and said there should be invoices in the files showing what was spent on the Pool replastering the last time. Grover and Fred said they would follow up with him. There was then a discussion on the plan for completing the road paving, which needs to be updated in the Reserve Study. Rodney said the plan is to continue with the established 2024 plan of repaving roads with the higher traffic counts. Specifically, the plan is to complete the stretch of Covered Bridge from Aroda Road to Surrey Court and all of Ashlawn. Due to the expected lower paving costs than originally envisioned, Old Forge could also be included in 2024. That would complete the paving of all of the high-traffic roads. With regard to the Clubhouse HVAC, the next Reserve Study will assume the expected life of the system is 15 years. That means the plan will be to replace the HVAC in 2035 since the system was just replaced this year.

Old Business

Contract Policy. Fred presented an update to the "Contract Policy" that was approved at a previous meeting. The new policy was approved unanimously.

Playground Swings. Fred reported that Steve had installed safety locks on the Playground swing seats.

Updated Clubhouse Reservations Documents. Fred presented the updated Clubhouse reservations documents for review. The documents were revised to change the contact information and the damage deposit amount, which was raised to \$100 at the November meeting. The revisions were approved unanimously. Fred said they would be posted on the Malvern website.

The meeting was adjourned at 7:58 p.m.

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