



## Approved Minutes Malvern Club, Inc.

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, February 11, 2021, at the Clubhouse, called to order at 7:01 p.m.

Board Members Present: Doug Beaver, Fred Bourque, Rick Collins, Grover Dean, Steve Langone, Rodney Taylor, Diana Wright

Members Present: Ceil Collins, Ed Johnson, Melody Langone, Ellie Tarbous

### **Decisions & Actions**

The minutes of the January 14, 2021, Board meeting were approved unanimously.

Members will receive a mailed document explaining the Short-term Rental Amendment to the Deed of Dedication. Voting continues until May 26, 2021.

Our snow removal contractor will start shoveling and salting the Clubhouse and mail shed walkways each time they plow the roads.

A contractor bid was approved to have the Clubhouse median trees trimmed and the big branch on the big maple on the rear lawn removed.

Contractors were accepted for replacement of the entrance island and sign. State Farm Insurance will pay for the work, with no deductible to Malvern.

A construction application for a storage shed on Lot 195 was approved.

### **Committee Reports**

**Secretary.** Fred said we had received 72 ballots for the Short-term Rentals Amendment so far. There are 56 votes to approve, 16 votes not to approve. He said he knows of several people who intend to vote again to change their vote. He reminded everyone that he will accept revotes and that the latest vote will be counted for each lot voting. The voting will continue until May 26, 2021. Rodney distributed a handout entitled "Short Term Rental Amendment to Deed of Dedication." This is a one-page document explaining the amendment ballot. It clarifies that a Yes vote is for approving the amendment, which would prohibit Air BnB-type rentals. Rodney noted that long-term rentals of more than 30 days are now permitted and would not be affected by the amendment. He said the handout would be sent by mail to all Malvern lot owners.

**Roads.** Grover reported that a check for \$1,330.00 was received from the Madison County Circuit Court, which closes Malvern's case against Joby Chu, the paving contractor who failed to perform some of the 2019 paving work. The Road committee has been in contract with Junior Eppard, VP of S. L. Williamson, our 2020 paving contractor, regarding possible repairs this year to Malvern roads. Although no on-site inspection has been conducted yet, the following roadways will be considered for repair in 2021:

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**Sylvan Lane.** Examine all options, as well as the cost of utilizing a machine that was previously used in 2020, to build up the shoulders along the new pavement to reduce drop offs. Repairs would be made by depositing a larger aggregate in the ditches, which would reduce the drop off, as well as maintain proper drainage along the 1,976-foot roadway.

**Turkey Trot Lane.** Examine the roadway where paving is failing (sinking and/or pumping), with possible solution options, as well as the cost to repair. In 2019, new pavement was installed on a 12-foot by 103-foot section. The failing section measures 14 feet in length, beginning approximately 11 feet inward from the west terminus and ending approximately 25 feet inward. The remainder of the repaired surface shows no defects. Grover said he thought there might be some old stumps buried under the failing pavement, dating back to a time before the road was paved. The next 125 feet of pavement, from the end of the previously repaired section to the cul-de-sac, also shows extensive cracking and spiderwebbing but not the sinking and pumping shown on the repaired section. There is no culvert.

Diana said the power company's contractor who is doing utility tree trimming in Malvern is leaving huge ruts in some spots where their trucks are going off the road. Fred said there is damage at the end of Windmill Lane. Rodney said the power company will do an inspection of all roads when their work is done, and REC will have the repairs made.

Grover said he had received a price for sidewalk snow removal and salting at the Clubhouse and the mail shed area from our snow removal contractor. They will charge \$81 per hour for the shoveling and \$30 for the salting. The Board approved the rates unanimously. Grover said he would have them shovel and treat those areas each time they plow the roads.

**Lake.** Rick said he installed the depth gauge at the lake.

**Grounds.** Rick said he had received three quotes for tree trimming along the Clubhouse driveway and pruning the large maple in the backyard. The quotes were for \$3,350, \$3,250, and \$1,700. The Board voted unanimously to accept the low bid from Sean Harmon's Tree Care. Rick said he had installed the new solar-powered light at the pool.

**Clubhouse.** Steve said the three wall heaters in the Annex need to be replaced. There are two in the Activity Center and one in the Pool Restroom. He said there is money in the Clubhouse budget to buy the heaters and that he would install them.

**Treasurer.** Diana reported the following cash balances as of February 11, 2021:

Operating Funds	\$127,367.02
<u>Reserve Funds</u>	<u>\$111,565.71</u>
Total Checking/Savings	\$238,932.73

**Architecture.** Fred presented an application for a storage shed on Lot 195 on the corner of Old Forge Way and Anvil Court. The application conformed to all covenants and was approved unanimously.

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### **Old Business**

**Entrance Sign Repair.** Rodney said that after the inspections were made by the contractors, it was clear that the island would have to be replaced, rather than repaired. The island had been shifted forward, off its base, in the accident. He said the stone pillars will be reused, as they do not appear to be damaged. Steve said he had received several estimates for replacement of the entrance sign and the island base. After discussion, the Board voted unanimously to forward two estimates to State Farm Insurance for processing. The estimates are from S&B Lawncare (stone base) and Xpress Copy & Graphics (wooden sign). Rodney said he would coordinate with the insurance adjuster to have the repairs made. The Board discussed using the salvageable material from the old base and the old sign to erect a new sign at the Clubhouse. That project will be addressed after the entrance island work has been completed.

**Dry Hydrant Signs.** The new signs have been installed at the North dock area.

### **New Business**

**Clubhouse Use.** Diana proposed that the Clubhouse be free to use by Malvern groups. Rodney said that a significant investment had been made in the Activity Center to accommodate Malvern groups and that several groups now use the facility on a regular basis. He reminded everyone that the issue of Clubhouse use without charge has come up many times at membership meetings, and the idea has been voted on and turned down every time. Nevertheless, any member can bring this up before the membership. The next meeting of the members is the Annual Membership Meeting on April 24th at the Clubhouse.

### **Open Forum**

**Clubhouse Television.** Ellie asked why there is no TV in the Clubhouse. There used to be one in the living room and one in each bedroom. She was advised that there is no cable service in the Clubhouse complex. There used to be, but several years ago the cable service was discontinued because of the expense. Malvern was being charged commercial rates as a business, and the Board decided it wasn't worth the high cost for the service. There is WiFi available throughout the Clubhouse/Pool area, so any member may bring a computer and log onto the network.

The meeting was adjourned at 9:00 p.m.

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