



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, April 8, 2021, at the Clubhouse, called to order at 7:03 p.m.

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

Members Present: Ceil Collins, Ed Johnson, Melody Langone, Carolyn & Gerry Moore, Ellie Tarbous, Carolyn Wahl

Decisions & Actions

The minutes of the March 11, 2021, Board meeting were approved unanimously.

The north dock repair will cost \$1,500 to pour concrete to reinforce the corroded pilings.

An application was approved for a deck extension on the house on Lot 69.

President's Comments

Rodney asked the members to remind others to vote on the Short-term Rentals Amendment. Voting ends on May 26, 2021. He also asked members to get proxies for the April 24th Annual Membership Meeting.

Committee Reports

Lake. Rick said the siphon that was recently installed in the lake will be tested soon. He received a quote for the concrete for the dock pilings repair. M3 Masonry will charge \$400 - \$500 to pour the concrete and clean up the site. The concrete will cost \$1,000 for high-strength concrete, for a total cost to the association of \$1,500 to do the 6 pilings that have corroded. Rick and Dave Kalish will cover the pipes after the concrete is poured and replace the decking. A motion passed unanimously to contract with M3 and purchase the concrete. Rick said people are parking at the dock in a haphazard fashion. Something needs to be done to organize the parking so more cars can park. He said Dave Kalish has offered to do that and will provide a plan for the Board's consideration. Rodney said he would first talk with the owners of Lot 44 to get their permission.

Grounds. Rick said MSL will relocate the crepe myrtle at the corner of the Annex to the Malvern Drive median. They will also remove the two sickly azaleas from the median. He said he's looking for options for lighting the entrance sign. Steve said the sign company has begun the sign fabrication; it should take about 4 weeks to complete. Rick said he would get Rose Hauling to deliver a truckload of mulch for the Playground. Grover asked him to get a certificate from them that the mulch is certified playground quality.

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Executive Session

The Board retired in executive session from 7:26 to 7:33. When the Board returned to the open meeting, Rodney said there was no action taken and nothing to report from the discussion.

Treasurer. Diana reported the following cash balances as of April 8, 2021:

Operating Funds	\$190,199.18
<u>Reserve Funds</u>	<u>\$112,327.48</u>
Total Checking/Savings	\$302,526.66

Architecture. Fred said he had confirmed with the owner/builder of the new house going up on Lot 79 at the end of Windmill Lane that the plan meets the required 1,500 square foot minimum. The house will be 1,509 ft² of finished space. There are no other variances on this lot or plan. The application was approved unanimously. Fred presented an application submitted by Gerry Monnat for a deck extension on his house on Lot 69 at the intersection of Malvern Drive and Covered Bridge. The application was approved unanimously.

Clubhouse. Steve said he is pricing window screens for the Annex. Fred said the old ones were damaged and thrown out when the windows were replaced a couple years ago. Steve said the Annex pull-down stairs in the Activity Center need tightening; he'll do that. He said the insulation batting in the attic may need to be replaced. Fred said the electricians moved it around when they installed the ceiling lights. Steve said we need a new door to the water heater room. That's the little space under the house accessible through a door under the deck. Steve said he will purchase a door and install it. He said he's getting proposals to replace or repair the bluestone patio in front of the Clubhouse.

Pool. Fred said the plan is still to remove the pool cover the week of April 19th and to open the Pool for the season on Friday, May 28th.

Roads. Grover said the planned repairs to Sylvan Lane and Turkey Trot Lane are tentatively scheduled by S. L. Williamson for April 15-16. Fred said he would put a notice on Nextdoor. Grover said a section of missing asphalt, rectangular shaped and approximately 4 inches by 16 inches, was located in the middle of the southbound lane of Covered Bridge Drive near its intersection with Powderhorn Lane. A visual examination revealed that there appears to be a section of tire tread or some other hard rubber material at the bottom of the depression. The defect will be brought to the attention of S. L. Williamson Company when they return to repair Turkey Trot Lane. Grover said that he took photographs of the road surface at the end of Windmill Lane to document the pavement condition prior to the new home construction there.

Reserve Study. Ed said he is waiting on inputs from committee members. Fred said he has not been able to get any quotes on resurfacing the Pool, which is a big-ticket item in the Reserve Study. He said it would be expensive, probably considerably more than the \$33.6K in the current Reserve Study for replastering. That repair is scheduled for 2024. Fred said he was not confident the concrete apron around the pool will last that long since it's already breaking up.

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Old Business

Liberty Pond. Rodney said he spoke with John Ignaszewski about using the pond on Liberty near Covered Bridge as a water source for the fire department. He said John agreed to work with us to see what would need to be done to the pond to make it usable for that purpose. Rodney said he would also speak with Leonard Lohr about it. The pond straddles the property line between the Ignaszewski and Lohr lots.

Insurance Policy. Rodney said he is working with our State Farm agent to get new valuations for our assets to use for the replacement coverage in our policy.

New Business

No items.

Open Forum

No items.

The meeting was adjourned at 8:17 p.m.

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