



## Approved Minutes Malvern Club, Inc.

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, May 13, 2021, at the Clubhouse, called to order at 7:00 p.m.

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

Members Present: Ceil Collins, Ed Johnson, Gerry Moore, Carolyn Wahl

### Decisions & Actions

The minutes of the April 8, 2021, Board meeting were approved unanimously.

### Committee Reports

**Social Events.** Diana said the Social Committee would like to have a regular Ladies' Coffee Social in the Clubhouse on the third Monday of each month. In the event the Clubhouse is reserved by another member on that day, they'll use the Activity Center. A motion was made and approved unanimously.

**Treasurer.** Diana said that the tax return had been sent in. We owed no tax this year because of carry-overs from prior years. She reported the following cash balances as of May 13, 2021:

Operating Funds	\$159,821.90
Reserve Funds	\$148,041.68
Total Checking/Savings	\$307,863.58

**Clubhouse.** Steve said he purchased and installed the window screens for the Activity Center. The cost was \$145, including shipping. He said he had received no bids yet on replacing or repairing the bluestone patio in front of the Clubhouse. Rick said he had noticed that a shingle is missing from the roof near the deck. Steve said he would purchase a vacuum cleaner for members to use on the Clubhouse floors after their stays.

**Lake.** Rick said the dock pilings repair was completed. He needed a second truckload of cement, so the total cost was closer to \$2,000. There was some cement left over, which had had placed on the boat ramp, providing an 8-foot-long concrete ramp into the lake. He said the south dock needs work. Some deck boards need to be replaced. He said this could be done next year.

**Grounds.** Rick said MSL advised waiting until fall to relocate the crepe myrtle at the corner of the Annex. They are too busy this summer to spread the Playground mulch. Rick said he would see if Rose Hauling could blow the mulch when they deliver it. Rich said he checked with Jason Woodward about the roadside mowing and trimming. Jason will provide a rate quote, his license, and his general liability policy. Rick said Mr. Taylor will do the bush hogging of the five or six vacant lots in June. Rodney said he would talk to the owner of Lot 44 at the dock road to see if she wants her lot bush hogged.

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**Pool.** Fred said the Payne Pools technicians had discovered a hole in the concrete at the bottom of the drain in the deep end of the Pool. They patched the hole. He said the Board then conducted an email provisional vote to fill the Pool. Fred said he then ordered 50,000 gallons of water, which would be delivered in time to open the Pool on schedule. The Board voted unanimously to approve the purchase of the water. Fred said he would monitor the water level and that, if it holds, and the weather turns warm, we could open the Pool earlier than May 28th. Fred said there had been a run on chlorine due to the factory fire in Louisiana where most of the U.S. chlorine is made. He said our supplier had saved enough chlorine for us to take us through the summer. We will still need to purchase bicarb and other chemicals, as needed, but there is no market disruption for them at this time.

**Architecture.** Fred presented two applications for building. Mark Peregoy submitted an application to place a shed on Lot 33 on Chestnut Rail. Priscilla Flory submitted an application for a 336 ft<sup>2</sup> addition to the back of her house on Lot 42, also on Chestnut Rail. The applications were approved unanimously.

**Roads.** Grover said the repairs to Sylvan Lane and Turkey Trot Lane that were tentatively scheduled for April 15-16 were postponed because of rain in the forecast. The repairs have not been rescheduled yet. Grover said he took photos of the road surface on Lot 93 on Covered Bridge to document the pavement condition before work begins on the new home construction there. Grover reported that, during the Annual Membership Meeting on April 24th, a member voiced concern over defects he observed on Liberty Lane while walking his dog. One defect was at the roadway edge, which was damaged when, the member suspected, the right-of-way contractor for REC drove off the edge of the road. As no one observed the person or persons responsible, Grover said it appears no action could be instituted against any parties. Another section was a large scrape across the eastbound lane of Liberty, just east of Old Forge. Examination revealed a scraped area measuring 4 inches in width and 72 inches across the lane. It appears that the mark could have been made by some heavy object moving and/or dragging across the pavement surface. Continuing, the damaged area exposed an aggregate that appears to be different from the other surface material, with the ending portion toward the centerline somewhat polished in appearance. This suggests that the area may have been repaired or patched for some reason at an earlier date. Again, there were no witness to explain the difference in material texture or even if this is a patch. When S. L. Williamson Company returns to do repairs to other Malvern roads, this area of Liberty will be brought to their attention for a possible explanation. Each area will be monitored in the future.

### **New Business**

**Lake Parking.** Rodney said he spoke with the new owner of Lot 44 on Ashlawn and the Dock Road about Malvern making some improvements to the parking situation at the dock. He said she was in favor of doing something there and would like to see a plan. A motion was made to define the parking area using post-and-rope barrier like the one on the dock; to install eight parking bumpers that would be entirely on the easement; and to remove the multiple unnecessary signage in the dock area. The motion failed, with Rodney and Rick voting aye. After discussion, Gerry offered to get a quote on concrete parking bumpers. The issue was tabled until the June Board meeting.

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**Open Forum**

No items.

The meeting was adjourned at 9:07 p.m.

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