



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, June 10, 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

Members Present: Ceil Collins, Debra Dean, David Kalish, Gerry Moore, Donaphine Shamburg, Carolyn Wahl

Decisions & Actions

The minutes of the May 13, 2021, Board meeting were approved unanimously.

An application for a shed on Lot 167 was approved.

Two additional parcel boxes will be installed at the mail shed.

Eight concrete parking bumpers will be installed at the north dock parking area.

The Amendment on Short-term Rentals failed to secure the necessary 2/3rds members' approval.

Committee Reports

Roads. Grover said the repairs to Turkey Trot Lane and Sylvan Lane were completed on June 3 - 4, 2021. On Turkey Trot, a cross drain (i.e., a pipe to remove moisture) was installed after excavating a section approximately 3 feet deep that spanned the entire roadway width. The undercut material (fill dirt and base stone) was removed and replaced with new aggregate base stone and asphalt before being overlaid with new pavement surface asphalt. Although the executed contract was for paving only the 15-foot damaged section, S. L. Williamson Company paved an additional 140 feet for a total of 155 feet of asphalt overlay (the entire roadway width) along Turkey Trot, at no additional cost to Malvern. On Sylvan Lane, large aggregate stone was placed along the deep ditch areas along the edges of the pavement along the entire length of the roadway with 21A shoulder stone added to both shoulders in varying widths of 18" - 24". The shoulders will now provide an additional 3 to 4 feet of usable roadway, increasing its width from the previous 12 feet to 15 or more feet. Measurements taken at 4 locations along Sylvan Lane revealed usable roadway (roadway and shoulder) at 17 feet. On Covered Bridge Drive, the section of missing asphalt, a rectangle-shaped piece approximately 4" x 16", located in the middle of the southbound lane near its intersection with Powderhorn Lane, was repaired by S. L. Williamson Company on June 3, 2021. Examination revealed the defect was caused by a piece of mud flap that was embedded in the asphalt. This repair was done at no additional cost to Malvern. On Liberty Lane, the possible defect reported by a Malvern member at the Annual Meeting turned out to be what appeared to be a large scrape across the eastbound lane just east of Old Forge. The area was examined by S. L. Williamson Company on June 3, 2021, and it was determined the area was a joint location, that is, where paving ended and resumed the next day.

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S. L. Williamson agreed that a better job of rolling at that location could have been more appropriate to produce better visual results, but the integrity of the asphalt is not compromised.

Pool. Fred said the water was ordered and the Pool was filled with 47,500 gallons of drinking water, delivered from Culpeper and Madison. He said he treated the water with chlorine and other chemicals, the Pool held the water for a week without leaking, the weather turned warm, and the Pool was opened to members on Friday, May 21st.

Architecture. Fred presented an application for a shed on Lot 167 on Liberty Lane. The application meets the requirements of the covenants, and the Architecture Committee recommended approving it as submitted. The application was approved unanimously.

Lake. Rick said the lake is down about 4 inches because of dry conditions. He said the north dock looks good after the repairs to the piers. One board is split and will be replaced. He said he inspected the south dock, which is now easier to inspect with the lake level down. He said he has a plan for securing the supports, which are corroding away. The dock will need concrete filling and two sonotubes to pour the concrete into, as was done on the north dock. New decking will be required.

Grounds. Rick said he has two parcel boxes ready to install. These were provided by the Postmaster in Madison at no cost to Malvern. He needs to attach backs to them, which he fabricated from some old signs we were not going to use. He'll need to fill some holes in the bottoms, too. To install the new boxes, he'll need access to the adjacent locked boxes to bolt the new boxes to. He said he will coordinate with our mail carrier on that. He said the summer bush hogging of vacant lots that have signed up for it will be done this month. Rick said he will coordinate the scheduling of the next road trimming and mowing, which will be done this summer. He said he had not spoken with Rose Hauling about spreading the Playground mulch.

Clubhouse. Steve said he had received no bids yet for fixing the bluestone patio in front of the Clubhouse. Fred gave him the name of a mason he recommended. Steve said he purchased the vacuum cleaner for members to use on the Clubhouse floors. He said he will purchase a new door for the utility room that is accessed under the deck. Fred said there were two days reserved during May but no overnight stays.

Old Business

Lake Parking. Rick said he spoke with the new owner of Lot 44 on Ashlawn and the Dock Road about Malvern's proposed improvements to the parking situation at the dock. He said she supports the Board's plan to mark the parking area. She doesn't need us to mow the entire easement or place a fence along there. He said the Board members had inspected the area and found the surveyor's medallions that mark the easement boundary. He said the boundary is well back from the parking area. Fred said the unnecessary signage had been removed from the area, and all that was needed was one more parking place. Dave said he would make another space. Grover said he thought parking bumpers was all we would need there to define the space and keep people from parking on private property. He disagreed with the proposal to place a post-and-rope barrier along the parking area border. He didn't think it was needed or that it would look nice. Gerry said he could purchase the concrete parking bumpers for about \$35 apiece,

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which is a discounted price. A motion was made to create one more parking space and to install eight parking bumpers at the end of the parking spaces. This configuration would place the parking area entirely within the easement boundary. The motion was approved unanimously. Gerry said he would procure the bumpers and pick them up. The Board members will help him unload them on the parking spot. Rick added that the new owner of Lot 44 told him she would like to build a covered boat rack in the area where the old one was located, which is on her property within the easement area. She said her father would like to use the lake, and this rack would be for storing his boat. She said the rack could also be used for community use.

Entrance Sign & Landscaping. Steve said he had spoken with the sign contractor, who told him that the sign is in production. It will be milled and treated with two coats of paint. He hoped to have it installed by the end of the month. Debra said she planted flowers in the bed of the sign structure. She said the dirt that was placed in there is not topsoil. It has sand, rocks, and gravel in it. She said we will just have to see how the plants do in that soil. She said we will need to purchase a new holly for the Malvern end of the structure; the old one died when it was removed for the construction. She plans to wait until Fall to do that.

Amendment Voting. Fred said the voting on the Short-term Rentals Amendment ended on May 26th. He said the final count was 79 votes in favor and 28 votes opposed. Failing to reach the required 156 votes to pass, the amendment failed.

Open Forum

Burning in Malvern. Steve asked about burning in Malvern. He said the contractor/owner who is building the house on Covered Bridge near Malvern Drive had cleared trees for the house site and that there was a large brush pile burning for days. He said the ash from the fire got onto his pool and patio furniture. He asked whether there is a county ordinance or Malvern covenant that governs burning. Fred said there are restrictions on open fires during dry conditions. When those are in effect, the fire department places signs along Oak Park that say no burning before 4 PM. He said the restrictions were not in place when the burning in question was occurring. He said, other than those restrictions, there are no other prohibitions against open fires. He said builders are encouraged to remove large tree trunks from the property but that burning brush, even good-sized limbs and branches, is customary in the county. He also said that builders are discouraged from burying trees and brush, as it creates a sinkhole when the vegetation decays underground.

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

Respectfully Submitted:
Grover Dean
VP, Malvern Club, Inc.