



**Draft Minutes**  
**Malvern Club, Inc.**  
905 Malvern Drive  
Madison, VA 22727  
<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, July 8, 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, Diana Wright

Members Present: Ceil Collins, Donaphine Shamburg, Carolyn Wahl

### **Decisions & Actions**

The minutes of the June 10, 2021, Board meeting were approved unanimously.

The community picnic planned for Saturday, July 17<sup>th</sup>, has been cancelled due to the heat.

A new AC unit has been installed in the Activity Center.

### **Executive Session**

7:01-7:10. The Board retired for an executive session to discuss member accounts. When the Board returned, Fred said there was nothing to report and no action to be taken.

### **Committee Reports**

**Roads.** Grover said that, as previously reported at the January 2021 Board meeting, there is debris in the box culvert. This debris remains lodged against the northern interior wall of the box culvert. The Dark Run water flow is not being restricted. Subsequently, as a result of the heavy rain (5 to 7 inches) approximately a month ago, a new concern has surfaced. Several trees, as well as their root balls, have fallen into the stream. At present, the water flow is beneath the fallen trees, but if the water level rises the fallen trees will act as a dam, restricting the flow downstream from the box culvert. The increased water level and pressure could have a harmful effect (e.g., erosion) on the roadway embankment at the box culvert. The five (5) fallen trees are located approximately 50 yards upstream from the box culvert and are of the size and configuration that exceed the capabilities of the Roads Committee's equipment to mitigate. Grover said the committee recommends that a contractor be employed as in the past to remove the fallen trees and other debris from Dark Run and the box culvert. Grover will get a quote from David Hoffman for the work.

**Lake.** Rick said the concrete parking bumpers were installed at the north dock parking area. He said the siphon test hasn't been done yet. He is waiting for cooler weather. He said he has not received a new certificate of operation from the State, following installation of the siphon drain. Diana said the goose droppings along the bank at the dock area are becoming excessive. It was suggested that we get some swans for the lake, since geese do not like swans. They also have mechanical swans, which might be preferred. The Board will look into the feasibility of acquiring two pairs of swans for the lake.

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**Grounds.** Rick said he installed the two parcel boxes at the mail shed. The total cost of the boxes was \$25 in materials. He thanked Debra Dean and Grover for the continuing beautification of the community entrance area. He said the lights had been activated on the entrance sign. Steve advised that the sign vendor had received the final payment for the contract. Rick said the summer bush hogging of vacant lots was done, including Lot 44 next to the dock road. Rick said he is sourcing a company to do the next road trimming. He said Jason Woodward, who usually does this for us, can't do it because he can't find people willing to help him. Rick said he would get an estimate from Shawn Harmon, who trimmed the willow oaks along the Clubhouse median for us.

**Clubhouse.** Steve said he changed the filter in the Clubhouse air handler. He does this every 6 months. He said a member reported a leak in the powder room toilet. He will have a plumber come out to fix it. He said he installed the new window AC unit in the Activity Center. This is an LG unit with an 800-ft sq capacity, which is more than sufficient for that room. He said he will purchase an insulation bag to go over the outside part for the winter. Steve said the company we use for fire extinguisher maintenance had performed the annual inspection and found two units that needed repairs. The company gave us two loaners to use while the repairs are being made. He noted that the steps to the Pool Restroom have one board that needs repair; he will do that.

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

Operating Funds	\$158,999.09
<u>Reserve Funds</u>	<u>\$148,818.26</u>
Total Checking/Savings	\$307,817.35

Diana said there are currently only six (6) member accounts with overdue balances.

**Social Events.** Diana said the community picnic planned for Saturday, July 17<sup>th</sup>, has been cancelled due to the heat. The next planned social event is the potluck gathering in the Clubhouse on Saturday, September 18<sup>th</sup>, when we are hoping to have much better weather. This will be held inside the Clubhouse, as usual, rain or shine.

**Old Business**

None.

**Open Forum**

No items.

The meeting was adjourned at 7:38 p.m.

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