



## Approved Minutes Malvern Club, Inc.

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, August 12, 2021, at the Clubhouse, called to order at 7:03 p.m.

Board Members Present: Fred Bourque, Grover Dean, Jay Graves, Steve Langone, Rodney Taylor

Members Present: Ashley Oliver, Richard Oliver, Donaphine Shamburg, Ellie Tarbous

### **Decisions & Actions**

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

A contract was awarded to have the debris removed from the box culvert and along the upstream side of Dark Run.

An application was approved for a storage building on Lot 208 at 459 Covered Bridge.

An expenditure was authorized to have the mulch blown onto the Playground.

The annual Yard Sale will be held on the Clubhouse lawn on Saturday, October 2nd, from 8 to 2.

### **Committee Reports**

**Roads.** Grover said he received a quote from Oak Park Excavating (David Huffman) to remove the debris lodged in the box culvert over Dark Run. The quote is for \$1,800. The cost would include removal of debris inside the box culvert, as well as removal of the fallen trees along the creek that could impede the flow of water. Mr. Huffman said he would stack the trunks and limbs in the woods along the riverbank of Lot 90 for future firewood usage, if desired by the landowner (Barnes). Grover said he would talk to William and Nanne Barnes to get their agreement. He said the Roads Committee recommends accepting Mr. Huffman's bid. A motion was made to award a contract with Mr. Huffman for the scope and price submitted once the property owners have agreed to the plan. The motion passed unanimously.

**Pool.** Fred said that the pump array had been damaged and had to be repaired. This occurred on a Saturday morning, and the Pool had to be closed until the following Wednesday. He said it was a small part, costing only \$20 plus shipping, but that the Pump couldn't be operated without it. He said the repair was successful.

**Architecture.** Fred presented an application for a storage building to be constructed on Lot 208 at 459 Covered Bridge Drive. He said that the committee had reviewed the application but could not decide whether to recommend its approval and would let the Board hear from the property owners first. He said the application required a waiver of the 60-foot sideline setback. The proposed location for the 30X44-foot building is 10 feet from the neighbor's property line. The application includes a letter from the adjoining neighbor stating she has no objection to the

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placement of the building at that location. Fred said that normally the committee would not support an application like this unless there were limiting factors that prevented placing the structure at another location on the property. The Olivers explained that the only other place on their property that they could place the building would be in the front yard, which is also their drain field. Fred said he had inspected the plan on the property and that the structure would be placed inside a stand of trees that would mostly block the view of it from the road, even though the front of it, which looks like a garage, would be visible. The building would be situated more than 200 feet from the road. The Olivers said the building would be used to house the family's classic cars collection and would not be used as a business. Rodney said that he might not object to the location of the building but that, as a rule, he is opposed to introducing these large, industrial-type storage buildings into the Malvern residential community. After consideration, the Board voted 4-1 to approve the application, with Rodney voting no.

**Clubhouse.** Steve said that there had been a change in the Clubhouse housekeeping duties. He said Gwendolyn Bracqbien had been asked to take on those duties, in addition to the Pool maintenance duties she already had. The Board thanked Valerie Cruz for her years of service taking care of the Clubhouse. Steve said he had gotten the repaired fire extinguishers back and returned the loaners. He said he had the powder room toilet leak fixed at a cost of \$120. He said he is soliciting bids for the front patio repairs/repainting. He said he would also get separate pricing for poured stamped concrete, which could be less expensive than reusing the slate pavers. He said he would purchase four new screens for the Activity Center. Ellie asked if we could also get blinds for that room. Steve said he would look into the cost.

**Yard Sale.** Ellie said the Yard Sale is planned for October 2nd on the Clubhouse lawn. Fred said that the Clubhouse is already reserved on that date by Sue Brown for her family reunion and picnic. Ellie said she would coordinate with Sue to find a suitable location for the Yard Sale.

**Treasurer.** Rodney reported for Diana the following cash balances as of August 12, 2021:

Operating Funds	\$138,645.18
<u>Reserve Funds</u>	<u>\$148,818.26</u>
Total Checking/Savings	\$287,463.44

**Lake.** Fred reported for Rick that the dam and spillway were checked, and tree branches and brush were cut back from the spillway. He noted that the water level is several inches low. Still to be conducted is the siphon test and work on the Clubhouse dock. The Board discussed the continuing problem of geese on the bank of the North dock. It was decided to erect a rope barrier along the shoreline in the dock area to see if that would keep the geese from coming up from the lake onto the bank.

**Grounds.** Fred reported for Rick that 24 yards of certified playground mulch was purchased this week for \$986 from Rose hauling. This should be sufficient to bring the playground mulch level up close to the recommended safety level. Rose delivered and left the mulch in the Clubhouse parking lot. It just needs to be spread. Fred said that MSL had been asked for a quote to blow the mulch onto the playground for \$35/yard or \$840. This would bring the total cost of the playground mulch replenishment to \$1,826 this year. A motion passed unanimously to spend \$926 over the annual Playground budget to cover this cost. Fred said that he and Rick removed

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the helicopter see-saw from the playground as it was becoming unsafe. Sean Harmon bid on the roadside tree trimming for \$4,200. Rick has asked MSL for a bid for this work. Rick suggests that we let MSL do the job, evaluate the work, and plan accordingly for next year. We are going to need to budget more for these types of services as the cost is rapidly rising and it's unlikely that we can get volunteers to pick up the slack.

### **Old Business**

None.

### **New Business**

**2022 Budget.** Preliminary discussion on the 2022 budget took place.

### **Open Forum**

**Clubhouse Furniture.** Ellie asked if there was money in this year's Clubhouse budget to purchase new furniture for the living room. She said the old furniture that is in there now is unravelling or falling apart. Steve said he had some money in the budget that might be used for that. Rodney cautioned him to save some for contingencies since we have over 4 months of the year left to go. No action was taken on this matter.

The meeting was adjourned at 8:55 p.m.

Respectfully Submitted:  
Fred Bourque  
Secretary