



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, September 9, 2021, at the Clubhouse, called to order at 7:05 p.m.

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

Members Present: Ceil Collins, Melody Langone, Ellie Tarbous

Decisions & Actions

The minutes of the August 12, 2021, Board meeting were approved unanimously.

The new price list for the snow removal contract for the coming winter months was approved.

The Malvern Board drop box will be moved to the front patio area of the Clubhouse.

The Draft 2022 Budget was approved and will be submitted to the members for review and approval at the October 16th Regular Membership Meeting at the Clubhouse.

The annual Yard Sale will be held October 2nd, from 8 to 2. Members may have the sale on their property, as usual, or set up on the Clubhouse lawn. Contact Ellie Tarbous to participate.

Committee Reports

Treasurer. Diana provided the following cash balances as of September 9, 2021:

Operating Funds	\$137,833.52
<u>Reserve Funds</u>	<u>\$149,085.83</u>
Total Checking/Savings	\$286,919.35

Diana recommended moving the drop box to the Clubhouse front patio area. The drop box is currently attached to the side of the newspaper box at the Malvern entrance. She would like it moved to the covered area at the entrance to the Clubhouse. She said it could be attached to the wall next to the door to the Activity Center, where it would be under cover of the patio roof and would be within range of the security cameras. A motion to move the drop box to the Clubhouse front patio was approved unanimously.

Social Events. Diana said a Malvern Social is scheduled for September 18th, but she is concerned that not many people would attend because of COVID. It was agreed to cancel the party. The next scheduled Malvern social is the Christmas Holiday Party on December 11th.

Clubhouse. Steve said that he has solicited bids for the repairs to the Clubhouse front patio and walkway. He said he thought the cost could be in the \$15K-\$17K range. Rodney noted that this expense is not included in the draft 2022 budget. Steve said he would get the bids for future planning purposes. Steve is having the Men's and Women's restrooms painted at a cost of \$640.

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He said he is using the same colors as in the rest of the Clubhouse. He said a committee of Malvern ladies is redecorating the Living Room. He said that four of the couches that were in there were deteriorating from use and have been discarded. He said the new furniture cost \$1,850, which came out of the Clubhouse operating budget for 2021. He said there is no money remaining in the budget this year to purchase more furnishings but that the 2022 Clubhouse budget will permit him to complete the Living Room redecoration.

Pool. Fred said that the Pool will be closed up on September 11th. He said he would monitor the water level during the inactive months to see if the leak from last year was fully repaired. He said he had a few unsold keys that could be made available to members. The keys fit the lock to the Pool Restroom, which is maintained year-round for members' use. Diana recommended selling them for the same price we charge for replacement keys, which is \$5.

Lake. Rick said he cleaned the fish barrier and raked out the spillway. He used a weed whacker to trim out the grass and small trees, as the water was at its normal level. He said he's working on the annual dam report for DCR and foresees no problem with it. He said he still hasn't heard anything about the regular Certificate of Operation, and he still needs to test the siphon operation, which is required annually.

Grounds. Rick said he is still getting bids for roadside tree trimming and edge cutting. He talked to MSL about treating the parking lines at the dock and cutting the edge of the road near where they normally mow.

Roads. Grover said the debris inside the box culvert, as well as the fallen trees along Dark Run, were removed by Oak Park Excavating (David Huffman) on August 16th. On September 9th the box culvert was checked, and a large pile of debris washed down after the recent rain and is obstructing the entrance to the culvert. Removal will be required. Grover said that he and Don Nicholson would try to remove it themselves. He said he had inspected the roads and identified spots where the pavement is deteriorating or breaking up. The following roadways were repaired at a cost of \$19.78 (two bags patching material):

Powderhorn, on the curve near Lot 134
Turkey Trot, approximately 100 feet west of Liberty near Lot 174
Sleighbell, near Lot 105
Bee Gum, at the edge of the road just east of Sleighbell (partly completed)

Meadow Springs Landscaping submitted their snow removal price list for the upcoming winter. The new price list reflects an increase in the price for service:

	<u>2020-2021</u>	<u>2021-2022</u>	<u>Change</u>
Plowing	\$81.00 per hour	\$95.00/ per hour	Up 14%
Road Salt	\$400.00 per load	\$450.00 per load	Up 12.5%
Tractor	\$100.00 per hour	\$125.00 per hour	Up 25%
Sidewalk		\$100 flat rate	
Mailboxes		\$100 flat rate	
Salt		\$30.00 per bag	

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Grover said the dependability and quality of the work MSL has provided over the years has been outstanding; therefore, the Roads Committee recommends the Board accept the new price list from Meadow Springs Landscaping. A motion to contract with MSL for snow removal, using the new price list, was approved unanimously.

Old Business

Playground Mulch. Rick reported that MSL had blown the mulch onto the Playground. Fred said it looked good and was soft underfoot.

Yard Sale. Ellie said the Yard Sale is on for October 2nd. She said that no one had, so far, wanted to hold their sale on the Clubhouse lawn, preferring to use their own property, as usual. She said she would hold the option open in case she gets some takers for the Clubhouse.

Facebook Account. Diana said we have a Malvern Facebook page, but it has not been updated in years and no one on the Board has account management access to it. Mary Woodward is the account manager. Fred said he would coordinate with Mary to close the account and delete it, if possible.

New Business

Fall Communicator. Rodney said that Ed Johnson has agreed to publish the Fall Communicator. He said the deadline for getting inputs to Ed is September 23rd. Diana advised that the mail is very slow. She said the Post Office people told her big mailings are now going to Dulles first and that it is taking much longer than usual. Fred said Ed posts the Communicator on the Malvern site the same day he mails it. He said we could also put out a newsletter with the Communicator to reach as many members as possible. He said he would coordinate with Ed on the posting and with Chas on the newsletter. Rodney encouraged everyone to get proxies for the October 16th membership meeting. The proxy form will be included at the back of the Communicator.

2022 Budget. The updated draft 2022 budget was reviewed. A motion passed unanimously to submit the draft budget to the membership at the October 16th Regular Membership Meeting.

Unsightly Malvern Lots. Rodney said he and other Board members had received written and oral complaints from members about several lots that are not being kept up to community standards. Two vacant lots that have been bushhogged regularly in past years now have tall grass and appear to be going into succession. Rodney said he would like to send letters to the owners advising them of the situation and asked Fred to draft the letters. Another lot has a pile of wood from a downed tree. Fred said he was aware of the woodpile and that he suspected the owners were waiting until October to take the deadfall to the Transfer Station. Dumping is free in March and October. He said he would talk to the owners.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted:
Fred Bourque
Secretary