



## Approved Minutes Malvern Club, Inc.

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, Thursday, November 11, 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, Melody Langone

### Decisions & Actions

The minutes of the October 14, 2021, Board meeting were approved unanimously.

A new drop box was installed on the Activity Center door at the Clubhouse complex. The old drop box at the entrance has been removed.

The annual Christmas Holiday Party will be held at the Clubhouse on Saturday, December 11th, from 3 to 7 p.m. The event is a potluck supper so members may bring something to share with their neighbors. Musical entertainment will be provided by Malvern member James Tamelcoff, who performs regularly at area venues. James will sing and accompany himself on acoustic guitar between 3 p.m. and 5 p.m.

Late fees for the September 2021 dues payment will not be collected. If a \$30 late fee was paid by a member for the September dues payment, it will be credited to the member's account.

Annual membership dues for 2022 will be \$575 with no special assessment next year.

### Committee Reports

**Treasurer.** Diana said she is waiting until the end of the year to make the reserve deposit for the year. She provided the following cash balances as of November 11, 2021:

Operating Funds	\$150,769.63
<u>Reserve Funds</u>	<u>\$149,614.58</u>
Total Checking/Savings	\$300,384.21

**Clubhouse.** Steve said the 12 upholstered folding chairs in the Activity Center have been professionally cleaned. He said he had purchased and installed a winter cover for the new air conditioner unit in the Activity Center. He said he had repaired and repainted the old wooden Malvern sign that was damaged on New Year's Eve. The Board asked the Clubhouse Committee to place this sign on the Clubhouse lawn where it may be seen coming into the complex and leaving it, at a location that will not interfere with member activities. Steve said he had about \$2,000 remaining in the Clubhouse budget for the year but has no plans to spend it.

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**Lake.** Rick said he and Steve ran the annual test of the lake siphon system. While everything worked as designed, he said we need to make a better nozzle to insert into the upper valve to fill the siphon. He will do that. He said the spillway is running properly, but leaves are becoming a problem. He'll clear the spillway again in a few weeks. He re-sent the paperwork for the Operating Certificate and Annual Inspection to DCR using the DSIS system, as required.

**Grounds.** Rick said that he and Fred installed a new drop box on the Activity Center door. It's the black mail slot labeled "Malvern Board." The box at the entrance was removed and replaced with a "Relocated to Clubhouse" label. He said he fixed the cracked vinyl siding pieces and trim on the Annex and Clubhouse. He said the damage to the siding on the Annex was caused by people grilling next to the wall. He said he would work with the Clubhouse Committee to identify a grilling area away from the exterior walls. He said we need to replace the door tread on the Office door. He spoke with Meadow Springs Landscaping about the roadside tree and verge trimming. He said they will do this when mowing is over for the season. He will give them a map of areas to trim, which will limit the area of work and reduce the cost to us. He also discussed with them removal of leaves at the entrance area and the second dead bush at the Clubhouse entrance. On the lighting of the entrance sign, he said he checked out the island at night and will locate the reflector lower in the plant area to make it easier to see with low beams. He has two additional "rock" lights that he will install in the sign flower bed to provide a wider beam aimed at the sign.

**Roads.** Grover said the debris at the entrance to the box culvert was removed by Oakpark Excavating at a cost of \$1,000. He said he took photographs of the road surface on Pine Court to document the pavement condition at the start of construction of the new home being built on Lot 22 on Pine Court.

**Social Events.** Diana said the Yard Sale and the Halloween Trick-or-Treating were big successes this year. She said the Christmas Holiday Party will be held at the Clubhouse on Saturday, December 11th, from 3 to 7 p.m. She said the musical entertainment will be provided by Malvern member James Tamelcoff, who performs regularly at area venues. Diana said the event is a potluck supper so members may bring something to share with your neighbors.

### **Old Business**

**Late Fees.** Because of problems with the Post Office in August 2021, the Board decided that late fees for the September 2021 dues payment will not be collected. Any late fee that was assessed in October for the payment that was due September 1st, and that has been paid by the member, will be credited to the member's account. This motion passed unanimously.

### **New Business**

**2022 Dues.** The Board resolved to keep the annual membership dues at \$575 with no special assessment. The vote was unanimous.

**Webmaster.** The Board voted unanimously to appoint Ed Johnson and Chas Egan to continue as webmasters for 2022.

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**Open Forum**

None.

The meeting was adjourned at 8:14 p.m.

Respectfully submitted:  
Fred Bourque  
Secretary