



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, January 13, 2022, at the Clubhouse, called to order at 7:00 p.m.

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

Members Present: Yanira & Jocelyn Ferreira, Brian Garman & Lisa Warden, Ron Montgomery

Decisions & Actions

The minutes of the December 9, 2021, Board meeting were approved unanimously.

The Lot Maintenance Policy was revised as follows:

Owners of occupied or unoccupied lots shall at all times keep and maintain property in this development in an orderly manner to prevent and eliminate an accumulation of any garbage, rubbish, debris, and other like material on the premises. Members are encouraged to keep all grass-covered or open lots mowed to reduce wildfire risk.

Committee Reports

Lake. Rick said the lake is about 5 inches low. He said it's so low you can walk out into the lake about 15 feet from the spillway. He said he raked leaves and debris from the entrance to the spillway. Two trees there will need to be cut back as the storm caused them to fall into the dam area. They are not obstructing water flow at this point. He said the docks were covered with snow. Rick said Ed and Nancy Johnson discovered what appears to be another, previously unknown, drain behind the dam. Rick doesn't think it's a toe drain but may instead be a drain for another spring. He said he'll have to do more investigating when the weather improves. At any rate, he said it's been draining water, possibly since the dam was constructed, so he doesn't see it as a matter for concern. Rick said he'd heard nothing yet from DCR about the new Operational Certificate for the lake.

Grounds. Rick said our landscaping contractor MSL has had to delay the planned roadside tree trimming because of the weather. He said they'll contact him when they have a new start date and he'll put up the tree trimming notice at the entrance. There are, of course, now many more trees encroaching on the roads because of the recent heavy snow, with more snow and possibly more downed trees and limbs in the coming week. He said he anticipates the MSL bill will be somewhat higher than we expected when we authorized the tree trimming for this year. He reminded the Board that we had authorized a \$2,600 limit for the roadside tree trimming, but he said that may not be enough. The Board agreed that he should have the work done. Rick said he'll also ask MSL to assess the edges of the road for areas that need the grass cut back. He said he has what he needs to add the two additional lights to the entrance sign. He's just waiting for better weather to do it.

Approved Minutes Malvern Club, Inc.

Clubhouse. Stephen said the heat pump has been struggling to keep up when the outside temperature falls below 38°, as it did this month. He said members who reserved the Clubhouse during this month's big storm advised him that they couldn't get the heat in the building above 64°. He said he inspected the controls, and the system is working properly; but we may need to add an emergency heat function to the system. Fred said the old system had an EM Heat function, but the new one doesn't look like it does. Stephen said he would get some estimates for adding the function.

Treasurer. Diana said she would provide the cash balances when the bank has recovered from the recent power outage, and she can access our accounts. For now, she said the Reserve Funds account stands at \$149,882.86. She thanked Fred for his efforts during the power outage to help members who were without power. Fred said he had opened the Clubhouse to members, and Diana said we should do that again if we get a big storm.

Social Events. Diana said the 2022 Christmas Holiday Party will be held at the Clubhouse on Saturday, December 10th. She said she would like to book entertainment for the event, as she did at last month's party, which was well attended and received enthusiastic reviews from the members present. She said she would have to line up the talent soon. The Board authorized her to use the Social Events budget however she sees fit.

Roads. Grover provided a timeline of events occurring and actions taken during the recent snowstorm, as follows:

Monday, January 3rd. Snowfall began in the early morning hours and continued until approximately 12 noon, with an accumulation of 8-10 inches. Shortly after the snowfall began, road clearing/plowing was commenced by our snow removal contractor, Meadow Springs Landscaping. Their efforts were hampered and at times halted because of many downed limbs and trees resulting from the heavy wet snow.

Subsequently, many roads became impassable because of the debris, thus preventing the plow trucks from removing the snow, such as when three (3) trees fell across the roadway near Dark Run on Covered Bridge Drive. Additionally, a stretch of Liberty Lane between Old Forge Way and Turkey Trot Lane had to be closed because of downed trees entangled in the power lines, resulting in 48 lots on Liberty, Old Forge, Anvil Court, and the north side of Turkey Trot losing their electric service. (REC outage ID #1422223) Also, the cul-de-sac on Butter Churn Way was blocked by three (3) fallen pine trees.

Numerous other locations within Malvern had fallen limbs and trees in the roadway, which were removed by Malvern members who came to the aid of their neighbors. At approximately 4:30 pm, all roads within Malvern had been opened for traffic, with the exception of the aforementioned portion of Liberty and Half Penny Lane at the cul-de-sac, both because of downed trees across the power lines.

Friday, January 7th. Snowfall began in the early morning hours and continued for several hours, with accumulations of 2-3 inches. Road clearing/plowing was commenced shortly afterwards, with the roadways cleared before the morning commute to work, with the exception of that portion of Liberty Lane and the cul-de-sac end of Half Penny Lane, both

Approved Minutes Malvern Club, Inc.

which remained impassable because of the downed trees across the power lines. There were no incidents reported that hampered or hindered the plowing efforts of our contractor. Liberty was reopened, and the power was restored by REC, mid-morning. MSL returned at approximately 8:30 pm and plowed Liberty and sanded the remaining icy spots in the road.

Saturday, January 8th Half Penny Lane was reopened by REC mid-afternoon.

Grover said that the members whose property experienced fallen limbs and whole trees were fortunate to have neighbors who were willing to help in the removal process, thus restoring vehicular traffic in the community. Furthermore, the efforts and cooperation of those who assisted should be commended in removing the limbs and trees from the roadway, allowing ingress and egress to all members.

Old Business

Clubhouse Grilling Area. Stephen said the Clubhouse Committee had not decided on the location for the designated grilling area. After discussion, Fred agreed to revise the Clubhouse Use Agreement and the other Clubhouse use documents to state that grilling is not permitted next to exterior walls and that the cost of repairing any damage resulting from grilling would be billed to the member who reserved the Clubhouse.

Lot Maintenance Policy. Fred asked the Board to revisit the revision of the Lot Maintenance Policy. After discussion, the Board approved the following language to replace the current policy:

Owners of occupied or unoccupied lots shall at all times keep and maintain property in this development in an orderly manner to prevent and eliminate an accumulation of any garbage, rubbish, debris, and other like material on the premises. Members are encouraged to keep all grass-covered or open lots mowed to reduce wildfire risk.

Revised January 13, 2022, by the Board of Directors, Malvern Club, Inc.

New Business

Roadway Clearing During Storms. The Board took up the question of whether the Board should contract with MSL to clear limbs and trees out of the roadways during a storm. Grover said he wasn't sure they would be able to staff up to handle the extra work with all of the other demands on them from their other customers during an emergency. After discussion, no action was taken on this question. Rodney did note that the Board has nothing to do with restoring power or removing limbs and trees from the power lines or from a member's property. He said property owners are responsible for clearing their own property. Also, he said downed power lines are extremely dangerous and that people should not go near them or attempt to remove trees and limbs from them. He said it's a good way to get killed. Fred said he had advised several people on Liberty not to allow their children to play in the road near the downed power line. He said he put up Caution tape around the dangerous area.

**Approved Minutes
Malvern Club, Inc.**

Open Forum

None.

The meeting was adjourned at 7:42 p.m.

Respectfully submitted:
Fred Bourque
Secretary