



**Approved Minutes
Malvern Club, Inc.**

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, Thursday, February 10, 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

Members Present: Ceil Collins, Rob & Liz Davies, Melody Langone, Dona Shamburg, Ellie Tarbous

Decisions & Actions

The minutes of the January 13, 2022, Board meeting were approved unanimously.

Members are reminded that homeowners are responsible for removing downed trees and limbs that fall on their property. The HOA’s roadside trimming does not include picking up the trees and branches knocked down during storms. Those remain the responsibility of the homeowner.

Committee Reports

Roads. Grover provided a summary report of the expenses incurred during the recent snows.

Snow #3 - Sunday, January 16th. Snowfall began at approximately noon and continued until 5 pm with accumulation of 5 inches before turning to a mixture of freezing rain and sleet. Road clearing (plowing) was commenced by mid-afternoon with no incidents reported that hampered or hindered the plowing efforts of our contractor, Meadow Springs Landscaping.

Snow #4 - Friday, January 28th. Snowfall began late afternoon and continued with accumulation of 1 to 1-1/2 inches before turning to a mixture of rain and sleet. Road clearing (plowing) was commenced at approximately 8 pm followed by abrasives with no incidents reported that hampered or hindered the plowing efforts of our contractor, Meadow Springs Landscaping.

Snow Removal	Cost	Details	
January 3, 2022	\$ 2,847.50	2 trucks times 20.5 hours	\$ 1,947.50
		2 loads salt/sand @\$450	\$ 900.00
January 7, 2022	\$ 2,135.00	2 trucks times 13.0 hours	\$ 1,235.00
		2 loads salt/sand @\$450	\$ 900.00
January 16, 2022	\$ 2,975.50	2 trucks times 20.5 hours	\$ 1,947.50
		2 loads salt/sand @\$450	\$ 900.00
		Mailbox/walks	\$ 128.00
January 28, 2022	\$ 603.00	2 trucks times 5.0 hours	\$ 475.00
		Walks/bags salt	\$ 128.00
Total Expense	\$ 8,561.00		
2022 Budget	\$ 6,000.00		
Over budget thus far	\$ 2,561.00		

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Lake. Rick said he cleaned the spillway of some leaves, but there wasn't much to do as the lake is still 3 or so inches low. The water is still not flowing in the spillway. Several more trees and branches are now down at the sides of the dam toe. They will need to be addressed as the weather improves. The plowing has caused some grass ruts at the North dock but nothing of concern.

Grounds. Rick said the roadside tree trimming should be complete today. He said he doesn't have a bill yet so couldn't report on the final cost, except to say that it will exceed the \$2,600 authorization. Fred noted for the record that Rick was authorized via an email from Rodney to Board members to spend whatever it took to complete the roadside tree trimming. Rick said that, to his knowledge, there had been one complaint so far about the job. The owner of Lot 18 at the corner of Malvern Drive and Pine Court complained that the pines that were leaning over the road during the first ice storm were further trimmed by MSL after he reported to the HOA that he already had them professionally trimmed after the storm.

Clubhouse. Stephen said he had purchased an HVAC remote upgrade that requires a \$5 monthly fee for monitoring by the Trane Home app. He said he will set up the account with Diana. Stephen said the No Grilling signs had been put up at various locations around the Clubhouse complex. He said he has noticed some downspout leakage issues; he'll put down drain tiles to contain it.

Old Business

Pool Resurfacing Estimate. Fred said he had been unable to get anyone to submit a formal estimate for the pool resurfacing scheduled for 2024. He said Payne Pools gave him a number of \$40,000 for resurfacing the pool, but they will not stand by it for 2 years. The concrete pool deck and coping also must be replaced. He said he submitted an estimate of \$75,000 for the Reserve Study.

New Business

Furniture Purchase for the Clubhouse. Fred said there seems to be some confusion about who is responsible for redecorating the Clubhouse living room. A group of Malvern ladies offered to assist Stephen in shopping for couches to replace the ones that were discarded. They bought two nice couches. They still need to purchase two small couches (love seats) to replace the ones that were discarded. He said the Board needs to maintain control of any Clubhouse renovations and purchases. Stephen, as chair of the Clubhouse Committee, has the sole responsibility for managing the Clubhouse budget. He may designate the shopping to non-Board members, but the Clubhouse Committee decides what to buy or how much to spend, within the limits of Stephen's budget and spending authorization. Fred said the policy has been that committee chairs may spend up to \$500 without prior Board authorization. For example, the Board approved the expenditure of \$2,000 for furniture last year before the money was spent. He said the Board has authorized the purchase of two love seats to complete the living room redecoration. Fred tabled further discussion of Clubhouse improvements.

Open Forum

None.

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The meeting was adjourned at 7:32 p.m.

Respectfully submitted:
Jay Graves