



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, April 14, 2022, Activity Center, called to order at 7:04 p.m.

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

Members Present: Ceil Collins, Ed Johnson, Melody Langone, Isaac Woodson

Decisions & Actions

The minutes of the March 10, 2022, Board meeting were approved unanimously.

A new Five Year Plan was approved unanimously. It will be presented to the members at the April 30th membership meeting.

President's Remarks

Rodney reviewed the actions that will need to be taken after the new Board is empaneled at the Annual Membership Meeting on April 30th:

New President: Advise our corporate attorney of the change of President, who is the only person authorized by the Board to communicate with her or her office.

New Treasurer & Diana: Advise the bank with which we have accounts of the change in the signature list, which includes the President, Treasurer, and 1st Vice President.

Rodney: Advise our State Farm agent of the new Board members and committee chairmen, all of whom need to be bonded.

New Treasurer & Diana: Prepare the documents for the State, which are due in May.

Fred: Check with Cardinal to see that the right people are on the approved charge list.

Rick: Advise Xfinity of who their Malvern contact will be, if not Rick.

Committee Reports

Clubhouse. Stephen reported that the new living room furniture was delivered on March 22nd. He said the total cost of the furniture purchased this year and last year was \$3,700. Stephen said he repaired one of the leaking downspouts and has several to go. He said the Annex back door has a leak that he will attend to. He replaced a board on the steps up to the Pool Restroom after a member complained that it was deteriorating. He said he found four 2-foot-wide blinds in the storeroom. Fred said he didn't know what they went to. He said the larger blinds that were taken out of the office are still in there, too. Stephen said one kitchen window is rotten on the outside; he will have it wrapped in aluminum like the others.

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Lake. Rick said the lake is at its normal level. He said we will need to repair the Clubhouse dock this year. It needs new decking, and the support tubes are corroded and need to be reinforced with concrete.

Grounds. Rick said he installed one additional light on the entrance island. He has one more to install. He said there are still some downed trees along the roadsides resulting from the winter storms. It is the members' responsibility to keep the roadside clear of debris, in accordance with our Lot Maintenance Policy. He said he will compose letters to go to the members concerned. He said there are only five lots that now need bushhogging. Four have agreed to pay for us to do it.

Pool. Fred said the pool technicians are scheduled to open the Pool this week. He said Stephen found a new kind of fence screening that uses hard plastic slats that fit into the chain link diamonds. He said they are getting pricing now. Fred said he will have the locks changed and the new keys delivered in time for the April 30th Membership Meeting. Diana said that TJ has the name of a company that might be willing to give us an estimate for the Pool work planned for 2024.

Treasurer. Diana said she has been advised that we cannot take an operating loss carryover and will have to pay taxes this year. We owe \$1,418 in Federal tax and \$284 in State tax. She paid the State tax today and is working with the IRS to re-open our account with them. She provided the following cash balances as of April 14, 2022:

Operating Funds	\$182,491.53
<u>Reserve Funds</u>	<u>\$186,378.85</u>
Total Checking/Savings	\$368,870.38

Old Business

Five Year Plan. Rodney presented an updated Five Year Plan, which was approved unanimously. Ed said he would incorporate the new numbers into the Reserve Study.

Clubhouse Parking Lot Bumpers. Stephen said nothing had been done on this yet. He said poured concrete could be cheaper than the bumpers.

New Business

None.

Open Forum

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

Respectfully submitted:
Fred Bourque
Secretary