



Approved Minutes Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, May 12, 2022, Activity Center, called to order at 7:00 p.m.

Board Members Present: Fred Bourque, Chris Dickens, Donna Dyer, Jay Graves, Dave Kalish, Stephen Langone

Members Present: Paul and Roxanne Coladonato, Ceil Collins, Rick Collins, Ed Johnson, Ellie Tarbous, Diana Wright

Decisions & Actions

The minutes of the April 14, 2022, Board meeting were approved unanimously.

An application to erect a storage shed on Lot 79 was approved.

Election to Fill Vacant Board Seat

Doug Kirby was nominated to serve on the Board until the October 15th Regular Membership Meeting, at which time an election will be held to fill the seat for the remainder of its 2-year term. He was approved unanimously. Ed asked Fred to provide Doug's contact information for placement on the website.

Executive Session

The board went into Executive Session at 7:04 p.m. and resumed the regular Board meeting at 7:08 p.m.

President's Remarks

Fred reported that he has advised our corporate attorney of the change of President and advised her that he is the only person authorized to communicate with her or her office.

Jay said that Fred, Stephen, and he, as President, 1st Vice President, and Treasurer, are now registered with the bank and are able to write checks.

Fred said Rodney Taylor had advised our State Farm agent of the new Board members and committee chairmen.

Jay said that he had renewed our HOA registration with the State and that he would update it with Doug Kirby's information.

Fred said he updated Cardinal with a new list of Board Members authorized to charge to our account. These include Fred, Stephen, Jay, Dave, and Chris.

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Committee Reports

Treasurer. Jay thanked Ed and Diana for the easy transition as Treasurer and for all the hard work they have done to have the accounting in great order. He stated a deposit had been made for 2022 dues and all taxes have been paid. He provided the following cash balances as of May 11, 2022:

Operating Funds	\$189,346.84
<u>Reserve Funds</u>	<u>\$186,378.85</u>
Total Checking/Savings	\$375,725.69

Jay said he had formed a Finance Committee with himself as chair, plus Diana Wright and Patti Graves. Fred noted that he and Stephen are also on the committee.

Architecture. Fred presented an application submitted by Paul and Roxanne Coladonato to erect a 16-foot-by-10-foot storage shed on Lot 79. Fred said the Architecture Committee had reviewed the application and that it meets all of the requirements of the covenants. He said the committee recommends approval. The Board approved the application unanimously.

Clubhouse. Stephen reported that he has received a quote of \$30,000 to repair/replace the bluestone front patio, walkway, and ramps. He said he is awaiting two more quotes. He said this work is not in the 2022 budget, but we'll use the estimates to plan for the future.

Pool. Fred said the Pool is ready to open, which is scheduled for May 20th. The Pool will be open every day, from 7 a.m. to 10:00 p.m., until Labor Day, September 5th. He said the water is perfect but very cold. He said that he and Dave are assisting Stephen in putting up the new privacy fencing. Fred said the locks have been changed so last year's keys will no longer open the gate or the Pool Restroom door. He said that members can obtain keys from him on Saturday morning, May 21st, at the Pool between 10:00 a.m. and noon.

Lake. Dave stated that the North Dock is in need of some repairs. Some boards need replacing. He said that the rope barrier we placed on the dock to keep the geese off it seems to be working. He said he tried putting up some flashy spinners to deflect the geese, but they didn't help. Dave said he will erect a similar rope barrier along the shoreline and that we already have most of the materials (ropes, posts, etc.) to do that so the cost will be minimal. Dave also said that the South Dock near the Clubhouse needs to be repaired this year. The decking will be replaced, and the pilings will be filled with concrete, as was done on the North Dock. He thought the treated pine decking would cost about \$1,500. He will need volunteers to help with this project, and he will advertise for that in the newsletter when the time comes, probably sometime this summer.

Grounds. Dave stated there are some downed trees, dead or dying trees, and dead brush in the common area along Oak Park. This is a wide strip that extends roughly from Fishback on the north to the church on the south. It is Malvern common ground, and maintenance of this area is a Malvern responsibility. He said the area had gotten worse during the winter storms. Dave will need volunteers to help clear out the underbrush along the road frontage. He will advertise for that on the Malvern Bulletin Board at the Mail Shed. He said he may have to contract with a tree company to take down the trees. Diana Wright has requested the wood from the old trees once they have been taken down and will be responsible for removing them once they are taken down.

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Roads. Chris introduced himself and described his background in construction and road building and repair. He said that approximately 2 miles of paving is scheduled for 2024 per our plan. Fred noted that we plan to have a sizeable allowance for paving in 2024 and we'll get done what we can with that amount. Chris and Fred will be meeting with Debra Dean to retrieve and go over the documentation that Grover Dean prepared on his plan for repairs this year.

Social Events. Diana stated she is working on the Independence Day event, which members attending the Annual Membership Meeting said they would like to have. The consensus among those in attendance was to have a pot-luck picnic with some form of entertainment, and that's what she's planning. The event will be on July 3rd or 4th. It will be advertised in the newsletter and posted at the entrance.

Old Business

Yard Sale. Stephen said he will produce the new Yard Sale signs Ellie requested to advertise the October 1st Yard Sale. He asked that Ellie provide the text and sign size to him. Ellie said she'll need two signs. Fred informed Elly that the registration form needs to be signed by all participants. He said the form includes the "hold harmless" clause that we need for our records. Ellie said she would collect those signed forms on the day of the sale.

Open Forum

Gardening Committee. It was suggested that plantings at the Front Entrance be designated a Memorial Garden in honor of Debra and Grover Dean. They created and maintained the plantings at the entrance and beautified the area over the past several years until his passing. Fred said Debra had advised him that she will be unable continue her work there. The Board agreed on the memorial, and Stephen said he would work with the Board to come up with the text for a plaque to be placed in the garden. Diana offered to establish a committee to maintain the front entrance and other common areas in the community. Fred asked her to provide a brief proposal for the Board's consideration.

Clubhouse Television. Ellie suggested putting a large TV over the fireplace in the Clubhouse. Stephen said he is already on it. He has an electrician scheduled to assess the electrical improvements to support a TV in that location. He will then buy a larger TV, which will be purchased out of the 2022 Clubhouse budget. He will also place a sign on the fireplace stating it doesn't work and not to use it.

Fish in the Lake. Ellie asked if there are fish in the lake. Dave said there are carp and bass, some as big as 8-1/2 pounds. He said there are two eagles that are getting most of the fish. He also said that he has fished multiple alcohol containers out of the lake recently. He requested that people using the lake not throw their trash into it.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted:
Donna Dyer
Secretary