



## Approved Minutes Malvern Club, Inc.

905 Malvern Drive  
Madison, VA 22727

<http://malvernofmadison.org/>

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Board of Directors Meeting, June 9, 2022, Activity Center, called to order at 7:00 p.m.

Board Members Present: Fred Bourque, Donna Dyer, Jay Graves, Dave Kalish, Doug Kirby, Stephen Langone

Members Present: Carol Beaver, Ed Johnson, Melody Langone, Ellie Tarbous

### Decisions & Actions

The minutes of the May 12, 2022, Board meeting were approved unanimously.

An application to erect a shed roof extension on an existing garage on Lot 205 was approved.

### President's Remarks

Fred welcomed Doug Kirby as a new board member. Fred went over the current status of the 2022 Budget cost accounts and reviewed the May, June, and July tasks in the Malvern Board Calendar.

### Committee Reports

**Treasurer.** Jay stated he would like to pay bills once a month, towards the end of the month. He said he would try to honor specific requests from Board members for reimbursements for receipted expenses. He provided the following cash balances as of June 7, 2022:

Operating Funds	\$181,806.93
<u>Reserve Funds</u>	<u>\$186,378.85</u>
Total Checking/Savings	\$368,185.78

**Architecture.** Fred presented an application submitted by Rob and Lisa Owens to add a shed-roof lean-to to an existing garage on Lot 205 on Carriage Lane. He 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 there was a drain problem, for which he had to call Roto-Rooter, and they were able to resolve the issue. Stephen said the 60-inch smart TV had been installed in the Clubhouse Living Room over the existing (non-working) fireplace. He said that one new single bed has been installed in the Main Bedroom, and that he is going to order three new beds to replace the old worn-out beds in the Front Bedroom.

**Pool.** Fred said that the new privacy fencing/screens have been installed. He advised that the pool cost account is going to be over budget this year due to much higher chemical costs.

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**Lake.** David stated that the lake is rising and is up several inches but is still about 7 inches below its normal level. He said he is in the process of erecting a rope barrier along the shoreline like what is on the dock and that we already have most of the materials (ropes, posts, etc.) to do that; the cost will be minimal.

**Grounds.** David stated that he has cleared off a corner of Thumblatch Lane and Malvern Drive for safety reasons. Vegetation along the right-of-way was obstructing sightlines and creating a hazard for traffic. This piece is part of Lot 38. He said he has finished cleaning up the front entrance along Oak Park and thanked Don and Marilyn Nicholson for picking up 6 bags of trash along the Oak Park Road frontage. He wanted to remind all lot owners that it is their responsibility to mow and keep clear the road frontage along their properties. David said he did not have a status report on the Malvern Gardeners activities for the month. He said he would like to make the front entrance maintenance-free with juniper or something similar. Stephen made a suggestion to contract out the landscaping of the front entrance sign and the mailbox area, as well as the Clubhouse sign area. Fred said he would like whoever handles those areas also maintain the Clubhouse flower beds. He advised David to confer with the Malvern Gardeners first before proceeding.

**Roads.** Fred said that he and Chris Dickens had met with Debra Dean and retrieved the documentation that Grover Dean prepared on his plan for pavement repairs this year. He said that Chris is on vacation but that he had approved the seal coating of the dock road. He said that the cost to kill vegetation in the cracks, fill the cracks with fine sand, compress the sand, and apply a seal coat was \$1,295.00. He said that Chris is out of town until later in the month and that, upon his return, he will be going over all the roads, using Grover's plan, to see what can be done this year with the budget we have. Fred said Chris would report on that at the July Board meeting. Fred said that he was not sure how much road work can be done now.

**Social Events.** Melody reported that there will be a 4<sup>th</sup> of July Celebration this year on July 4, 2022, beginning at 12:00 p.m. at the Malvern Clubhouse and continuing until 2:00 p.m. or later. Hamburgers, hot dogs, condiments, and chips will be provided. The committee is still working on some form of entertainment. She said there will be games, horseshoes, corn hole, and badminton. All members and their families and visiting friends are invited. Fred said the Pool will be open to all members who have purchased a pool key.

### **Old Business**

**Yard Sale.** Stephen said he will produce the new Yard Sale signs Ellie requested to advertise the October 1<sup>st</sup> Yard Sale. The memorial garden plaque for Grover and Debra Dean was discussed again. Donna Dyer offered to get information and pricing for the next Board meeting. Fred said he would provide the text for the plaque and would work with her to select the material and size.

### **Open Forum**

**Pool Shower.** Ellie suggested putting in a shower for the pool. Fred said the Board would take it under advisement but that there wouldn't be money in this year's budget for any capital improvements.

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**Board Computer.** Ed informed the Board that he has the old Malvern computer. He said he had installed a new hard drive for \$50 and asked whether the Board wanted it back. He said it has some limited use but that he would not recommend placing it in a public area, such as in the Clubhouse or Activity Center. He requested to be reimbursed the \$50.00 if the Board wants it back. Otherwise, he would keep it. Fred said the Board would let him know but that the Board would probably not want it.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted:

Donna Dyer

Secretary