



Approved Minutes
Malvern Club, Inc.
905 Malvern Drive
Madison, VA 22727
<http://malvernofmadison.org/>

Board of Directors Meeting, August 11, 2022, Activity Center, called to order at 7:00 p.m.

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

Members Present: Ceil Collins, Rick Collins, Ed Johnson, Shelly Kirby, Melody Langone, Carolyn Wall, Diana Wright

Decisions & Actions

The minutes of the July 14, 2022, Board meeting were amended and approved unanimously.

An application to add a front porch to an existing home on Lot 55 was approved.

Stephen Langone was elected to the office of Treasurer.

At the Regular Membership Meeting on October 15th an election will be held for the director's position currently held by Doug Kirby.

President's Remarks

Fred went over the current status of the 2022 Budget cost accounts and reviewed the August, September, and October tasks in the Malvern Board Calendar. He stated that, for the year, income has exceeded expenses as of August 10, 2022. Fred commended Jay and Patty Graves for the work they had done getting the finances in order and revamping the monthly reports.

Committee Reports

Treasurer. Jay provided the Board with a list of the delinquent accounts. Fred said there is a process in place for collecting on past-due accounts. He said that, per the By-Laws and the Financial Policy, delinquent notices will be sent to members who are behind on their dues payments in October. There was some discussion on paying for the lake leak repair. Fred said it would cost around \$34,500. Doug suggested paying for it out of the Reserve Fund, then replenishing the fund with money remaining in this year's budget at the end of the year. Fred said we had several options for paying for it, including drawing from the Reserve Account temporarily, withdrawing from the Savings Account, and paying out of the Operations Account. He said some combination of those three options would be used. He said we wouldn't have to cash in either of our \$100,000 CDs that are earning 3% interest before they mature in October 2023. Jay provided the following cash balances as of August 10, 2022.

| | |
|-----------------------|---------------------|
| Operating Funds | \$160,063.23 |
| Reserve Funds | \$178,353.45 |
| <u>Savings Fund</u> | <u>\$ 20,539.86</u> |
| Total Funds Available | \$358,956.54 |

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Jay announced that he would like to step down as Treasurer effective immediately to focus on preparing his home for sale. Jay moved to elect Stephen Langone to the position of Treasurer. The motion was seconded and approved by the Board unanimously.

Architecture. Fred presented an application submitted by Debra Dean to add a front porch to her existing home on Lot 55 on Ashlawn Drive. 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 said there are still signs of mice. The traps that were set in the kitchen, dining room, and living room were sprung and there are droppings in those rooms and the kitchen cabinets. He said he would have the pest control contractor come out again. He said the powder room toilet has been repaired. A member who reserved the Clubhouse in July reported that one of the burners on the stove is not working. Stephen said the stove will probably need to be replaced next year. He also stated that all the fire extinguishers are currently working and up to date. He thanked David Kalish for the work he did on the Clubhouse flower beds and shrubs.

Pool. Fred said the pool has been beautiful all year. There have been no issues to date. The pool will remain open through Labor Day. He said there were 150 keys procured for the season and 140 keys have been purchased by members.

Lake & Grounds. David Kalish was unable to attend this meeting but sent an email with his status report. He said the lake level is up another inch. It is now 19 inches below the average level, up 7 inches from its lowest level of 26 inches below normal. The leak at the lake was fixed last week, which was an unexpected expense of \$34,500. Fred said this cost would not be absorbed by the Lake & Grounds budget but rather paid out of the Reserve or Saving accounts. David said no mulching would be done this year, playground included, and that the Malvern Gardeners need to continue maintaining the front entrance, the sign, and the Clubhouse flower beds. David would like to thank the many homeowners who have kept their properties looking so nice. He said the wooded lots are the hardest to keep looking nice. He said if many more of those owners could police and trim their entire road frontages it will help to keep Malvern Club expenses down. Many branches and wild growth are right up to the edge of Oak Park Road. David said there are eight more mowings planned for this year and one bushhogging of the Clubhouse field, dam, and Dark Run triangle. He is working on a new contract for next year and suggestions are welcome. He said the geese are relentless at the north dock. He said the rope fence worked, but he had to add ribbons to the ropes, so the geese did not get used to the rope. Some green vinyl wire fence between the posts may help a lot more next year. He is going to have an E. coli test performed on the lake water. David said it's probably above the healthy limit but doesn't recommend swimming in the lake.

Roads. Chris Dickens was on travel and unable to attend this meeting. Fred passed around a map that Chris had provided of 10 areas that need to be patched this year. These are the spots that Grover Dean had included in his 2022 paving plan. Fred said that he and Stephen had inspected those areas and they are mostly on previous patches that are failing. He said the roads at those spots really need to be repaved but only one spot is on a road that will be paved in 2024. He said that one is the worst of the 10 so it can't wait. He said the other 9 spots probably could not wait

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until those roads are paved in 2028 or 2032. He said Chris had received a proposal from a local paving contractor to patch the 10 spots for \$3,500. He said it is the same contractor who treated the dock road earlier this year. He said he recommended contracting for the work but, unfortunately, the contractor had advised that he doesn't have people right now to do the work. Fred said Chris would remain in contract with the contractor and use him if he can get a crew together.

Social Events. Diana said she is working on another social event scheduled for October 22nd. She is planning on doing a Chili Cookoff for members and their families and guests. She said it would be held outdoors if the weather cooperates. More information is to come. Fred advised that he had reserved the Clubhouse for February 12th for a Superbowl viewing party on our new 60-inch TV. Diana said there might be a problem with NFL restrictions on events like that. Fred asked her to research it and advise the Board of the rules on that.

Old Business

Yard Sale. Fred said there will be a Community Yard Sale on Saturday, October 1st. He said members could contact Ellie Tarbous to participate.

New Business

2023 Budget. Fred said that normally the Treasurer pulls the budget together with inputs from the cost account managers. He said that he would coordinate the budget preparation this year since the Treasurer position is in transition. He said he has been working with Ed Johnson to update the Reserve Study and the Five-Year Plan, which is the starting point for the annual budget preparation. Ed agreed to chair the Reserve Study Committee again. Fred asked Ed to provide the updated documents to the Board and schedule a Reserve Study Committee meeting so that the documents could be approved at the September Board meeting.

Open Forum

There was a discussion about homeowners blowing grass into the roads. There are people who ride motorcycles in our community, and loose grass clippings on the roads can be very dangerous for them. The Board asked homeowners to please not blow grass into the road.

The meeting was adjourned at 9:01 p.m.

Respectfully submitted:
Donna Dyer
Secretary