



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

Board of Directors Meeting, January 12, 2023, Activity Center, called to order at 7:00 p.m.

Board Members Present: Fred Bourque, Chris Dickens, Donna Dyer, Stephen Langone, Pat Rowe

Members Present: Rick & Ceil Collins, Ed Johnson, Melody Langone, Ron Montgomery, Diana Elizabeth McKenzie Stuart

Decisions & Actions

The minutes of the December 8, 2022, Board meeting were approved unanimously.

The Board voted to write off a \$207 debt on one member account.

President's Remarks

Fred reviewed the status of the tasks in the Board Calendar.

Committee Reports

Treasurer. Stephen stated he is working on the final audit for 2022 and has been in contact with the accounting firm that prepares our tax returns. They have supplied him with a list of what is needed for the returns. He will be completing this task this month. Steve said he made the final quarterly tax payment for last year. He recommended that we write off a past due amount of \$207 for one member property that has been in bankruptcy protection since 2017. He reported that the executor of that case, who has been paying down the debt slowly for the past 5 years, informed us that the bankruptcy has been closed and the remaining balance is now unrecoverable. The Board voted unanimously to write off \$207 on this member account. Steve said that there are eight member accounts currently in arrears in the amount of \$3,200. Two of these accounts have not yet paid the 2022 dues; the others are for prior years. He said the late letters had been sent to all members who are in arrears and that he would have liens placed on properties that are over one year in arrears on their dues.

Stephen provided the following account balances as of December 31, 2022:

Operating Funds	\$ 18,729.27
Savings	\$100,754.46
Reserve Funds	\$214,566.35
Total Checking/Savings	\$334,050.08

Clubhouse. Stephen stated the gutters have been cleaned and some screens were removed. He offered a special thanks to Rob Owens for doing this.

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Lake & Grounds. David said he has received three estimates for removing the large oak tree on the cul-de-sac on Chestnut Rail Lane. This tree is on Malvern's easement and is causing major drainage problems on several lots. He said the tree roots are also threatening to buckle the pavement on the cul-de-sac. He said taking this tree down will alleviate these problems. The Board voted unanimously to have this work done by Good Ol' Boyz Tree Service, who provided a significantly lower bid than the other two contractors.

Roads. Chris did not have any news to report other than he is waiting for some snow!

Architecture. Fred presented an application submitted by Debra Dean of 657 Ashlawn Drive to erect a wood storage rack. The Board approved the application unanimously.

Social Events. Pat said the Christmas gathering went well. Fred said Diana plans to take down the Christmas decorations the following week.

Budget Report

Fred went over the final 2022 Budget Plan. He said we had net income for the year of \$13,789, which will be held in the Operations checking account. He noted that we also had an unplanned expense of \$31,330 for the lake leak fix. He said that cost was paid for with \$20,000 withdrawn from the reserve and savings accounts. The remainder of \$11,330 was paid from retained earnings from past years.

Old Business

Tax Preparation. Stephen said he has everything he needs to prepare the state and Federal tax returns for 2022.

New Business

Malvern News. Fred said that Chas Egen has been volunteering as the Malvern News Publisher for many years but can no longer do this. He said Chas will stay on through the April Malvern News issue. Fred said the Board will be looking for a volunteer to take on the publisher role, starting with the May issue.

Open Forum

None.

The meeting was adjourned at 8:02 p.m.

Respectfully submitted:

Donna Dyer
Secretary