



Approved Minutes

Malvern Club, Inc.

905 Malvern Drive

Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, February 9, 2023, Activity Center, called to order at 7:00 p.m.

Board Members Present: Fred Bourque, David Kalish, Stephen Langone, Pat Rowe

Members Present: Rick Collins, Ed Johnson, Melody Langone, Diana Elizabeth McKenzie Stuart

Decisions & Actions

The minutes of the January 12 ,2023, Board meeting were approved unanimously.

The 2023 annual dues payment of \$575 per lot is due on March 1st. Members have the option of paying \$325 now, with the remainder of \$250 due on September 1st. A late fee of \$30 will be assessed on payments postmarked or left in the Clubhouse drop box after March 31st.

A Board election will be held at the Spring Membership Meeting at the Clubhouse on April 29th. Any member in good standing who is interested in serving on the Board may submit a short bio to be included in the Spring Communicator. Email the bio to–

MalvernHOA@malvernofmadison.org

Bios must be received by April 1st to be included in the Communicator.

President's Remarks

Fred reviewed the status of the tasks in the Board Calendar. He noted that all of the January tasks had been completed. Stephen said he had completed the license renewal and fee submission to the SCC clerk's office. He said the Virginia and Federal tax returns are about done. Ed said he would need the Board's inputs to the Spring Communicator by April 6^{ph}. Ed said he would be out of town when the Communicator needs to be mailed. Fred said he'd do that.

Committee Reports

Treasurer. Stephen provided the following account balances as of February 6, 2023:

Operating Funds	\$ 36,238.30
Savings	\$100,754.46
<u>Reserve Funds</u>	<u>\$214,566.35</u>
Total Checking/Savings	\$351,559.11

Stephen said that he and the accountant are preparing the 2022 Federal and State tax returns, which must be mailed by March 15th and April 17th, respectively.

Lake. David said the lake water level and spillway flow are normal. The annual dam inspection report was accepted by the State DCR. He said the lake needs to be restocked with fish. The

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Virginia Department of Waterways and Rivers (DWR) oversees the stocking of fish in lakes and ponds. David said he would review the DWR guidelines and will have more information at the March Board meeting.

Buildings. David said the mailbox shed roof will be replaced and the shed will be repainted in March-April. He thanked Rob Owens for his help in acquiring and installing the shingles. He said he's waiting on contractors to get us a price for the work we have planned at the Clubhouse. This includes installing a cement sidewalk at the Pool Restroom side of the Annex, which will provide handicapped access to the Clubhouse front door via the Annex portico. Work also includes redoing the front patio and steps. This work is scheduled in the Five-Year Plan and will be paid for out of the Reserve Fund.

Grounds. David said the spring cleanup of the Clubhouse property has begun.

Old Business

Chestnut Rail Tree Removal. David said the contractor had removed the large tree from the cul-de-sac easement. He said the homeowner will excavate along the roadway to provide a ditch to direct rainwater to the culvert. This should alleviate the flooding problem on the cul-de-sac.

New Business

Board Nominations. Fred said we need to fill three Board seats at the April 29th membership meeting. David and Pat both said they would each run for another 2-year term. Fred said his seat will be vacant as he will complete his 6th consecutive year. We need at least one nominee to fill his seat. Board members will canvas the association members to find at least one person willing to serve in the next term.

Open Forum

None.

The meeting was adjourned at 7:36 p.m.

Respectfully submitted:

Stephen Langone (for Donna Dyer)
1st Vice-president