



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

Board of Directors Meeting, April 13, 2023, Activity Center, called to order at 7:00 p.m.

Board Members Present: Fred Bourque, Chris Dickens, Donna Dyer, Dave Kalish, Stephen Langone, Pat Rowe, Diana Wright

Members Present: Melody Langone, Ron Montgomery, Diana Elizabeth McKenzie Stuart

Decisions & Actions

The minutes of the March 9, 2023, Board meeting were approved unanimously.

Three liens will be placed on properties that are over a year behind on their dues.

The Pool is being renovated and will be ready to open Memorial Day Weekend.

Three contracts were let to fix the Pool wiring, install new Pool fencing, and grade around the Pool enclosure. The total cost of the Pool renovations will be around \$95,000.

Architectural applications were approved for Lots 135 and 79.

The annual Yard Sale will be held in October.

President's Remarks

The Board reviewed the status of the tasks in the Board Calendar, noting that all tasks scheduled for March had been completed and that the April tasks are on track. Fred then went over the agenda for the April 29th Annual Membership Meeting.

Committee Reports

Treasurer. Stephen reported that the QuickBooks historical audit was completed. As of this meeting, there are three member accounts that are over 1 year in arrears. He said liens would be placed on those properties. He said that members owning a total of 34 lots have not paid their dues for this year. He said late letters would be sent out this month.

Stephen provided the following account balances as of April 11, 2023:

Operating Funds	\$101,988.56
Savings	\$100,754.46
<u>Reserve Funds</u>	<u>\$142,197.42</u>
Total Checking/Savings	\$344,940.44

He said that, despite the number of late dues payments, our cash flow is in good shape.

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Clubhouse & Pool. Fred and Stephen reported that the Pool had been completely renovated. Fred said that the cost for replastering and installing new concrete decking had cost \$75,690, per the contract approved at the March Board meeting. He said that \$75,000 had come from the Reserve Fund and that the remaining expense will come from retained earnings. He said there were major electrical deficiencies discovered within and around the Pool and the Pool House during construction. He presented a proposal from Dustin Dawson Services, Inc., in the amount of \$5,000 to correct all deficiencies: new conduit and wiring from the two in-pool lights to the Pool House; all new wiring inside the building; and a new 100-amp subpanel. The Board voted unanimously to approve the proposal and have them complete the work. Stephen reported that a new fence also has to be put in place, as the old one had to be torn down during the construction. He presented a proposal from A Quality Built Fence Company in the amount of \$9,312.50. The Board voted unanimously to approve the proposal and have them perform the work. Stephen said that, after the fence is in place, we will still need to have some grading and seeding done around the outside of the Pool enclosure to direct water away from the Pool. David presented a proposal from Kickin' Grass Lawn and Landscaping, our landscape/mowing contractor, in the amount of \$2,107.97. The Board voted unanimously to approve the proposal. Fred said that it has been brought to his attention by members using the Pool that most of the metal chairs at the Pool need to be replaced. He said the large lounge chairs are still in good shape, but the red and orange chairs are rusting, and the canvas is ripping. The Board voted unanimously to purchase 10 Adirondack-style durable composite chairs and 4 additional small white tables for a total furniture outlay not to exceed \$1,500. Fred said that, with all of these expenses, the total cost of the Pool renovation would come in under \$95,000. He said that this cost compares very favorably with the other two quotes we received in the neighborhood of \$140,000 for just the replastering and concrete deck.

Lake, Buildings & Grounds. David said that the mowing had started this month. He said the lake is a couple inches low due to lack of rain. He also stated that mowing has started for the 2023 season.

Roads. Chris stated that due to no snow this year, the budget looks good. Fred said there is a pothole on Bee Gum at the corner of Covered Bridge.

Architecture. Fred presented two applications for construction projects, which were approved by the Board unanimously. Brian Umstadter of 125 Powderhorn Lane is going to install a three-rail black fence. Paul and Roxanne Coladonato of 245 Windmill Lane are installing a deck and two concrete patios at the back of their house. Both of the projects are in line with the covenants.

Social Events. There will not be a Spring Yard Sale in Malvern this year. The Fall Yard Sale will be held sometime in October.

Open Forum

Front Entrance Garden. David said that Debbie Dean has offered to take over the beautification of the front entrance. He said she and her late husband Grover created the gardens around the Mail Shed and took care of the island plantings and did an excellent job. Fred said he would purchase the memorial plaque that the Board approved last year.

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The meeting was adjourned at 8:19 p.m.

Respectfully submitted:

Donna Dyer
Secretary