

Approved Minutes Malvern Club, Inc.

Board of Directors Meeting, May 11, 2023, Activity Center, called to order at 7:00 p.m.

Board Members Present: Dave Kalish, Stephen Langone, Pat Rowe, Ellie Tarbous

Members Present: Ed Johnson

Decisions & Actions

The minutes of the April 13, 2023, Board meeting were approved unanimously.

The minutes from the Special Board meeting April 29 will be sent to the board for approval.

The election results from the Members April 29 meeting were certified and the new board members elected are: Dave Kalish, Pat Rowe, Diane Elizabeth Mackenzie Stuart, and Ellie Tarbous.

Steve talked to Rick Collins about monitoring the cameras at the clubhouse and the pool for security and Rick agreed to do so.

Architectural applications were approved for Lots 130 and 69.

President's Remarks

Dave prepared an agenda for the board meeting which he followed.

Committee Reports

Treasurer. Stephen said that members owning a total of 20 lots have not paid their dues for this year. He is going to send out the second notice this month.

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

Operating Funds	\$75,391.50
Savings	\$100,754.46
<u>Reserve Funds</u>	<u>\$204, 500.08</u>
Total Checking/Savings	\$380,646.04

One check is still outstanding \$1100, for pool work.

Clubhouse & Pool. Stephen noted that he was concerned about who is monitoring the cameras around the pool and clubhouse area. He talked to Rick Collins and Rick has agreed to continue to monitor these cameras.

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Additional pool keys ordered Pool will open on time for labor day weekend. Lock for the gate still needs to be put on the gate. Pool lights have been ordered.

Lake, Buildings & Grounds. Dave is looking into stocking the lake with additional fish. He will work with the Virginia Department of fishing/private-pond-management/fish-stocking

The Board will continue to research and evaluate what should be done to repair the entrance to the Club House

Roads. Dave brought up a problem on Sylvan Lane the drain ditch has been washing away due to all the rain. He has gotten an estimate of \$3,000 to fix the problem that will cover 2 locations on Sylvan Lane.

Architecture. Pat presented two applications for construction projects, which were approved by the Board unanimously. Jamieson and Valerie Miller lot 130 of 246 Powderhorn Lane is going to replace an existing shed same location a little larger, existing is 10'X14' the new one will be 10'X18'. They have a signed variance from their neighbor next door because the shed will be 40' feet from their shared property line. Gerry Monnat and Donna Phillips lot 69 of 811 Malvern Dr. are installing a fence behind the house next to the pool which is already fenced in. Both of the projects are in line with the covenants.

Social Events. Nothing to report.

New Business. Dave opened up for discussion the possibility of not having a board meeting every month, maybe quarterly or every other month. This topic was tabled.

Review of Five Year Plan and Reserve Study for long ranch planning .committees would have to be set up. Ed Johnson told us that the information on both of these can be found on the web site for Malvern under financial.

Open Forum

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The meeting was adjourned at 8:06 p.m.

Respectfully submitted:

Patricia Rowe

Secretary