



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

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

Board Members Present: Chris Dickens, Dave Kalish, Stephen Langone, Pat Rowe, Diana Elizabeth MacKenzie Stuart, Ellie Tarbous, and Diana Wright

Members Present: Fred Bourque, Rick and Ceil Collins, Ed Johnson, and Melody Langone

Decisions & Actions

The minutes of May 11, 2023, Board meeting were approved unanimously.

Architectural application for a garage was approved for Lot 172.

President's Remarks

The Board reviewed the status of the tasks in the Board Calendar, noting that all tasks scheduled for June and July had been completed and that the August tasks are on track.

Dave Kalish, President, stated that mowing is ongoing. The 4th of July party that our event planner, Diana Wright organized went very well and everyone had a good time.

Other comments by the President that referred to Committee reports can be found under Committee reports.

Committee Reports

Treasurer. Stephen reported that he has started work on next years budget. He and a committee have started reviewing the last five-year plan and the reserve plan, so they can update the plans.

Fred and Steve have been looking into the electrical costs. Last month the charge was \$900, \$130 was for the pool. Fred stated that electric Bills have gone up by 4%. Fred and Steve are considering raising the charge for renting the club house. Possibly raising the cost to \$150 a night to help cover the electricity cost. Steve will draft some figures for pool cost and club house costs for next meeting.

Stephen provided the following account balances as of July 13, 2023:

Operating Funds	\$29,083.65
Savings/Reserve MM	\$ 78,305.56
(CD) Ops Reserve Funds	\$102,757.16
<u>(CD) Reserve Funds</u>	<u>\$102,755.80</u>
Total Checking/Savings	\$312,902.17

Approved Minutes Malvern Club, Inc.

David Kalish stated that HOAs cannot borrow from a bank. So, we have to have sufficient funds set aside to cover emergencies.

Treasurer. (continued)

Ed stated that **Capital Improvement** refers to new items and **Capital component** refers to what we currently have.

Clubhouse & Pool.

Ellie suggested that we control the temperature in the club house by having locks on the thermostats.

David Kalish discussed the issue of replacing the area in front of the club house. He is looking into stamped concrete. He is working with TC Cooper who installs stamped concrete. David is going to print out pictures of various samples that TC Cooper has and post them up at the mail boxes.

David also mentioned that the retaining walls at the club house need to be addressed.

Diana brought up that the pool edges seem to need repair (Diana took pictures and she will email copies to the board). Steve mentioned that we need to address the coping of the pool. A square edge travertine was used. He also mentioned that the board will review the slippery problems.

The pool room area has been fixed.

Lake, Buildings & Grounds David is still researching the stocking of the Lake. David will prepare a presentation for the October bi-annual meeting. He is following the rules of the Virginia Department of Conservation and Recreation, DCR.

Diana suggested that we look into solar powered fountains that can be placed in the lake to help the oxygenation of the water in the lake.

David and Steve noted that the dock on the club house land either needs to be replaced or taken out, it has rotted. David suggested we look into setting up an area on the dam for people to fish.

Roads.

Prepare RFP for common area snow removal/sanding contract.

Architecture. Fred presented one application for a construction project on lot 172, which were approved by the Board unanimously. Brian and Donna Baird, 167 Turkey Trot Lane are installing a garage inside the fence next to their house. The project is in line with the covenants.

Approved Minutes Malvern Club, Inc.

Social Events. The fourth of July event was a success. The next social event will be in October date to be decided for a Chili cookoff.

Open Forum

Re-keying of office at club house. Only a limited number of members will receive a key, David Kalish, Steve Langone, Pat Rowe, and Rick Collins.

Newspaper boxes, since the boxes will no longer be used for newspapers, David Kalish, suggested we use them for additional Parcel Lockers. These will be bigger than the current ones, size of proposed new ones: 17" W x 23.875" H x 16.5" D.

Post office box area. Get an additional glass covered box for posting HOA information.

Auction of lot 78 at court house: this lot of 3.3 acres is on Pine Torch. The bidding was to start at \$71,000, no one bid so the auction was cancelled.

Dues are increasing by \$25 next year they will be \$600.

The meeting was adjourned at __8:10__ p.m.

Respectfully submitted:

Patricia Rowe

Secretary