



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

Board of Directors Meeting, August 10, 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: Melody Langone, Larry McClellan, Dona Shamburg, Carolyn Wahl, and Jason Woodward.

Decisions & Actions

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

President's Remarks

The review of the Reserve Study and Five Year Plan has been started

August Calendar events were reviewed.

Dave has been doing a lot of work around Malvern and because of health issues he will no longer be able to continue. Thank you Dave for all the work you have been doing, Landscaping and repairs.

Dave requested that the committee heads provide budgets for 2024 they should be on the conservative side so we will be fiscally responsible to the Malver Members.

Committee Reports

Treasurer.

Budget is being reviewed

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

Operating Funds	\$ 25,281.45
Savings	\$ 78,305.56
(CD) Ops Reserve Funds	\$103,007.00
<u>(CD) Reserve Funds</u>	<u>\$103,005.00</u>
Total Checking/Savings	\$309,599.01

Cost of Quickens has increased.

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Clubhouse & Pool.

Dave: The Club House entrance repair using concrete is still being evaluated. He has an estimate for \$44,000 and is getting more quotes.

Mulch retaining area in parking area needs to be fixed. Dave has looked into using two different materials, Stacked Stone Block from Lowe's or railroad ties. He suggested we use the railroad ties they will have less damage if struck by cars as they are parking. His report provides cost estimates.

Dave stated that it would be nice if we could get volunteers to do the up keep of the landscaping at the Club House. However, these duties can be assigned to our lawn contractor with an adjustment to the contract.

Pool issues:

Repair of edges around the pool will be taken care of after the pool is closed.

Mural is being worked on.

All Bills for the pool have been paid except for the Mural.

The pool gate used by the members is not closing, hinges will be adjusted

The other gate that is not to be used by the members is supposed to be locked at all times and will be evaluated others are using this gate.

Lake, Buildings & Grounds.

PER DAVE:

Lake level is ok. Trash left at the lake is better than it use to be.

South Dock at the Club House is in bad shape and should be torn down or fenced off.

North dock at beach area was stained in the Spring and is in very good shape.

Dave has received a lot f compliments on how nice Malvern looks. We still have areas that need some work particularly areas with a lot of trees.

Postal area. Dave put up new parcel lockers that are larger than existing ones, they will be operational as soon as the Post Office puts in key holes.

Grounds committee is going to need more funds with Dave no longer being able to do the work.

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Roads.

Nothing to report

Architecture.

Nothing to report

Social Events.

Next event will be the Chili Cook off which will be held early in November.

New Business

Pressure tank in the Club House will be replaced.

Open Forum

Diana Wright suggested that we might consider redoing the office space into a lounge/bedroom area so people renting the club house would have more space.

The office could be moved to the annex.

The meeting was adjourned at 7:39 pm

Respectfully submitted:

Patricia Rowe

Secretary