



**Approved Minutes
Malvern Club, Inc.**

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, September 14, 2023, Activity Center, called to order at 7 p.m.

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

Members Present: Fred Bourque,

Decisions & Actions

The minutes of August 10, 2023, Board meeting were approved unanimously.

Architectural application for a shed was approved for Lot 93.

President's Remarks

The President, Dave Kalish. Reviewed with the members the items on Calendar for September.

A committee, Fred, Steve, Chris, and Dave, updated the Five Year Plan and the Reserve Plan.

Fred also told the Secretary, Pat Rowe, to prepare the Agenda for the October Membership meeting.

Committee Reports

Treasurer.

Fred Bourque reported the work on the Reserve Study, the Five Year plan and the 2024 budget. The Reserve Study has been updated thru the next 30 years. Five Year plan has been updated for the next five years. These were reviewed by the board. Fred emphasized that \$20,000 has to be reserved each year to build up the road funds.

Dave went over the Profit and Loss statement for January 1 thru September 9, 2023.

Fred handed out the Draft Malven 2024 Operations Budget for review by the Board. The board approved the budget plan for 2024.

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

Operating Funds	\$ 31,738.19
Savings	\$ 78,338.82
(CD) Ops Reserve Funds	\$103,266.11
<u>(CD) Reserve Funds</u>	<u>\$103,264.75</u>
Total Checking/Savings	\$316,607.87

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Clubhouse & Pool.

Fred stated that the pool will be closed on September 17, Sunday, for the year. Fred suggested that the 2 large trees near the picnic tables by the pool area be removed because of the leaves that fall in the pool.

Dave presented 3 bids (Cornerstone Foundations Construction LLC, TC Cooper Construction LLC, and Junebug Hardscapes LLC) for the replacement of the front of the club house entrance and setting up of handicap access. The board reviewed the 3 bids and voted to work with Cornerstone Foundations Construction LLC. Junebug bid to do the job at a cost of a third less than the other 2 bidders, the work scope provided was almost non-existent.

Dave and Chris will work with Cornerstone to prepare a detailed work scope and final estimate. We discussed additional work particularly to be handicapped accessible.

Lake, Buildings & Grounds.

Dave had the lake water tested by Culpeper office of Environmental Systems Services (ESS). The lake tested 123.4 for E.coli, 126 or higher is not safe to be in the pool. The geese contribute to the E.coli in the lake as well as the drought. Suggestion was made to get swans to keep the geese away. Dave will check into this suggestion.

Dave also reported that the fish are small because of the acidity in the water. He will check on the PH balance of the water.

Roads.

Chris and Steve drove around and checked all the roads in the community. They gave the paving company the names of the roads and S L Williamson Company In. can up with an estimate to pave the roads. The amount was in the ball park of the funds we have set aside,

Fred questioned the roads chosen, missing were roads that Grover Dean had proposed doing after the first paving job. Old Forge and the rest of Covered Bridge. Ashlawn was also on the list by Grover Dean and on the new list. Fred said we need to think about the amount of traffic on the roads that are proposed.

Architecture.

An application from Rob and Liz Davies for a shed behind their house was reviewed and accepted, lot 93, 82 Covered Bridge Dr.

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Social Events.

Diana Wright, Social Events Director, announced to upcoming social events:

Chili Cook Off, November 12, Sunday from 3pm to 5pm.

Christmas party will be December 9, time TBD.

Open Forum

Nothing to report.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted:

Patricia Rowe

Secretary