



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

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Board of Directors Meeting, October 12, 2023, Activity Center, called to order at 7 p.m.

Board Members Present: Chris Dickens, Dave Kalish, Stephen Langone, and Diana Wright

Members Present: Fred Bourque, Ed Johnson, Carolyn Wahl, and Melody Langone

**Decisions & Actions:** the minutes of September 14, 2023, Board meeting were approved unanimously.

**President's Remarks**

Dave Kalish, President, stated that the pool is closed. The work was performed by Cornerstone Foundations. The rough edges members have been concerned about will be addressed before the pool is re-opened in the Spring. The contractor is aware of the situation, Steve and Dave will be following up on this. Steve said the tile is pool coping material and can be purchased at Home Depot. He said product information can be provided. Other comments by the President that referred to Committee reports can be found under Committee reports.

**Committee Reports**

**Treasurer:** Stephen provided the 2024 budget that will be presented to the membership for approval. The proposed 2024 budget is based on actual HOA fees and no other income. It had already been voted on electronically by the board with unanimous approval. The vote at the meeting also approved the budget with some discussion presented by Ed Johnson. There is some concern about the cost of utilities and the continued increase. This is the reason the budget for utilities is so high. The 2 CD's will mature this month and the funds will be placed in the appropriate operations fund or the reserve fund.

Stephen provided the following account balances as of October 6, 2023:

Operating Funds	\$15,268.81
(CD) Operating Funds	<u>\$103,525.72</u>
<b>Total Operating Funds</b>	\$118,794.53
Reserve Funds	\$98,338.82
(CD) Reserve Funds	<u>\$103,524.35</u>
<b>Total Reserve Funds</b>	\$201,863.17
<b>Total Operating/Reserve</b>	<b>\$320,657.70</b>

Steve made the reserve funds transfer in the amount of \$35,450 and the paving fund transfer to reserves in the amount of \$20,000 according to the 5-year plan.

## **Clubhouse & Pool**

New smoke detectors were put in throughout the clubhouse with a few added, allowing each bedroom to have a smoke detector.

The clubhouse is planned to be closed for the replacement of the area in front of the clubhouse when the work is scheduled for completion. The intended time is to commence October 23rd. Cornerstone Foundations will be the intended contractor. The contract has not yet been approved by the board. As of this meeting a contract has not been provided to David.

Diana again brought up that the pool edges are not safe and does not believe they are acceptable. She asked why the pool was covered and the lack of coping and slippery tiling has not been corrected/replaced. Photos were sent to the board members during in the past for review showing the sharp edges.

Diana said she wants the contractor held accountable. Steve said the tile is what the budget would allow and is pool coping material which can be purchased at Home Depot. Stephen stated the following: addressing the sharp edges and slipperiness will be addressed before the pool is opened in the Spring and will be at an additional cost to Malvern.

**Lake, Buildings & Grounds:** Dave stated E-coli remains on the high side and probably affects the size of the fish. There was no further discussion.

**Roads:** Chris stated he has a proposal to pave Ashlawn, Turkey Trot and Old Forge for the bid amount of \$179,663.00. We do not yet have a contract. The paving will be performed by S L Williamson in November if the weather permits.

**Architecture:** Fred presented Architectural applications:

1. Lot 136, fence replacement was approved unanimously.
2. Lot 120, New home construction was approved unanimously. The work will be performed by Karl Bracqbien, the homeowner.

**Social Events:** The 2nd Annual Chili cook-off will be Sunday, November 12, 3 pm to 5 pm. Volunteers for set up and clean up are needed. Please email social events if you can volunteer.

Diana will be looking to see if there is an interest to have Santa come for a photo opportunity for our members.

**Miscellaneous:** There was discussion that Fred does not have room to put files in the office. He said the member files are full, and there is no room there for the architectural applications and drawings. David said the office needs to be cleaned up. Diana volunteered to clean up/purge the office files. Diana asked for a key in order to clean up the office. Steve suggested the Secretary, Pat, has a key and that she can coordinate with her for access.

**Open Forum**

Carolyn Wahl stated she called the Sheriff to investigate guns shots heard. She wanted a higher level of awareness regarding guns being fired in Malvern.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted:

Pat Rowe, Secretary

Note: these minutes have been compiled from Board members' notes.