



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

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Board of Directors Meeting, November 9, 2023, Activity Center, called to order at 7 p.m.

Board Members Present: Chris Dickens, Dave Kalish, Steven Langone, Pat Rowe, Ellie Tarbous, Diana Wright

Members Present: Fred Bourque, Christine Dickens, Ed Johnson, Bud Kreh, Melody Langone, Bill Rowe, Carolyn Wahl

**Decisions & Actions**

The minutes of October 12, 2023, Board meeting were approved unanimously.

The dues for next year were set at \$600, \$350 due by March 1<sup>st</sup> and \$250 due by September 1<sup>st</sup>.

The Board voted to get a well for the Clubhouse.

The Clubhouse front patio renovations project was postponed until a later date.

**President's Remarks**

Dave welcomed members to the meeting and reminded them to limit comments on any issue to 2 minutes.

**Calendar Review**

Dave reviewed items in the November calendar, including the dues assessment for 2024 and the second notice of late dues payment. Both of these items were addressed at this meeting.

**Committee Reports**

**Treasurer.** Steve reported that he sent out 13 late dues payment notices. A total of \$7,000 is overdue. Two members have not paid any amount toward their 2023 dues. Not more than one late fee may be charged per lot per year.

Steve cashed in two \$100,000 CDs. The interest earned since August 2022 was \$7,553. The total interest earned over the 5-year term of the CDs was approximately \$30,000. Steve suggested we get some small short-term CDs (e.g., \$25,000) because the interest rates are good at this time. A discussion on doing this occurred, and Ed suggested that Steve check to see where we can get the best interest rate with the least amount of fees. Steve will follow up. He provided the following account balances as of November 9, 2023:

Operating Funds	\$108,298.82
Reserve Funds	\$182,115.63
<u>(CD) Reserve Funds</u>	<u>\$ 25,000.00</u>
<b>Total Operating/Reserve</b>	<b>\$315,414.45</b>

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**Clubhouse.** Dave reported that we would not be doing the repairs to the front patio of the Clubhouse at this time. He said that the project will be discussed at future membership and Board meetings. Dave said he has talked to the contractor and will be scanning their proposed plan and emailing it to the Board members. We will have a final proposal to present to the Club members at the April membership meeting. He said that the cost of trying to make the access via the Pool Restroom sidewalk compliant with the Americans with Disabilities Act (ADA) would cost too much for us to do at this time.

The Clubhouse water leak was discussed. We reviewed the possible cost using information from L. W. Curtis Well Drilling and Pump Service, LLC, and input from Steve researching the cost of connecting the well to the Clubhouse. He said it could cost around \$25,000 and that we have the funds to do it. Diana moved that the Board authorize the project at a cost not to exceed \$50,000, considering we might have to redo the plumbing in the Clubhouse. The motion passed unanimously, and Dave will get a permit to dig a well in the next week.

**Pool.** During the October 21<sup>st</sup> Regular Membership Meeting it was motioned to address the objections of several members about the slipperiness of the coping tile. It was agreed that the Board would address the issue during Board meetings. (See Open Forum below for discussion.)

**Lake.** Dave reported that the lake is still low by 8 inches due to the drought.

**Grounds.** Dave said that only emergency tree work will be done through December, as the funds left for 2023 are almost exhausted. A final cleanup is all that is left to do. Once the leaves have finished falling, the contractor will remove excessive leaves from the front entrance and blow the rest into the wooded area.

**Mailbox Area.** Dave reported that the mail shed has been repainted. He still has to do some minor work over the winter, like staining the outside walls and cleaning the collection box and signs.

**Roads.** Chris reported that the contractor will start the paving work in the spring. However, work needed on Turkey Trot and Carriage Lane will be done now. Fred asked that Chris advise him of the dates for paving so he can get a notice out to the members.

**Architecture.** Fred said there were no applications submitted this month.

**Social Events.** Diana said she has been the Social Events Committee Chair for 6 years and will be leaving this position at the end of the year. Thank you, Diana, for being our Chairperson and finding us a new one. Ellie Tarbous has agreed to become the new Social Events Committee Chair in the New Year. Diana will do the Christmas party on December 9<sup>th</sup>. The Chili cookoff planned for November has been cancelled.

### **Open Forum**

**Pool.** The membership at its October 21st meeting, instructed the Board to address concerns regarding the pool renovations. After discussion, the decision was made to grind the sharp edge

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of the coping. Additionally, Dave will research applying a coating to the tile surface to make it less slippery.

The meeting was adjourned 8:10 p.m.

Respectfully submitted:  
Patricia Rowe  
Secretary