



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

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

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

Members Present: Fred Bourque, Carolyn Wahl, Jason Woodward

Decisions & Actions

The minutes of the November 9, 2023, Board meeting were approved unanimously, with the addition of three handouts about the swimming pool tile issue and a reference and URL to the Virginia Swimming Pool Code.

An application for a garage on Lot 62 on Ashlawn Drive was approved.

A contractor was selected to install a new well at the Clubhouse Complex.

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 December calendar.

Committee Reports

Treasurer. Steve reported that statements went out this month to nine members who are late on their 2023 dues payments. Two of those lots have now paid up. Three lots have not paid anything for 2023. Four lots owe the second payment. No members are over 1 year in arrears. A total of \$6,200 is currently owed. He provided the following account balances as of December 12, 2023:

Operating Funds	\$ 93,594.45
<u>Reserve Funds</u>	<u>\$222,135.65</u>
Total Operating/Reserve	\$315,730.10

Clubhouse. Steve said that some members have expressed interest in having a barbeque pit and possibly a gazebo at the Clubhouse. He said some members have been grilling on the front patio, which should be discouraged. He recommended putting a grill in the back yard on or just beyond the back patio. After discussion, he said he would get with Jason to come up with a plan to present to the Board. He said the front door needs a new code box. There was discussion about installing locks on the bedroom doors, but this was not approved.

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Pool. Fred said the coping tile around the pool had been ground down by a contractor and that the edges were rounded off and smooth. He said it's not like a round bullnose, but it is no longer sharp. Dave said he would try applying a coating of white Thin-Set mortar on the tile surface to address the slipperiness.

Roads. Chris said the repairs had been done to Carriage Lane and Turkey Trot Lane in preparation for the spring paving project. He said the snow removal contract is in place.

Architecture. Fred presented an application from Rich and Desiree Keener for a garage on Lot 62 on Ashlawn Drive. The application was approved unanimously.

Social Events. Diana said the Christmas Party was not as well attended as last year but that it was fun. She recommended sending out reminder cards to members with details of next year's party, as we have done in the past. Steve said he ordered new signs for the Christmas Party and the July 4th Picnic to be posted at the entrance.

Old Business

Clubhouse Well. Dave presented a quote from Wilson Well Drilling of Ruckersville for installation of a well to service the Clubhouse and Annex. The bid is \$10,865, which is significantly lower than other quotes he received. Diana asked that Dave get a written contract for the Board's review. He said he would do that and email it to the Board for approval. He said the project would begin the week of January 2nd. Fred said he had blocked off January 2-12 and January 14-19 on the Clubhouse calendar for this project. He said January 13th and January 20th were already reserved by members. Dave said the project would not conflict with those reservations and that water would be supplied to both buildings for those dates.

New Business

Clubhouse Use Fee. Steve proposed raising the use fee for members to reserve the Clubhouse. He said operating costs, such as electricity, security equipment, minor repairs, and supplies, have increased significantly over the years. He said he wanted to try to collect enough in use fees to pay the ongoing operating expense of the Clubhouse and Activity Center. This would be to avoid raising dues for everyone. After discussing several options, the Board decided to charge \$120 for groups up to 100 people, \$150 for groups up to 150 people, and \$250 for groups above 150 people. The use fee will still be collectable in the week prior to the reservation. The \$100 refundable damage deposit will remain in effect, collectable when the reservation is made. The new rates will go into effect on January 1st. Fred said he would update the documentation to reflect the new rates. He said that several dates in the new year have already been booked. The Board decided that those reservations would be charged the old rates.

Open Forum

Reflectors on the Island. Carolyn requested that reflectors be installed on the island facing the outbound traffic. Dave said he had some blue reflectors that would look nice. He said he would attach them to the stones.

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The meeting was adjourned 8:28 p.m.

Respectfully submitted:

Fred Bourque for Pat Rowe/Secretary

January 11, 2024