



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

DRAFT MINUTES
ANNUAL MEMBERSHIP MEETING
April 29, 2023

Location: Malvern Clubhouse, 905 Malvern Drive, Madison, Virginia.

Sign-in: Members signed in as they arrived, beginning at 9:00 a.m. Proxies were collected. Members were given ballots showing the number of votes they could cast in the Board of Directors election. Members who had paid for a pool key received a key.

Board Members Present

President	Fred Bourque
1st VP & Treasurer	Steve Langone
Secretary	Donna Dyer
2nd VP	David Kalish
Director	Chris Dickens
Director	Pat Rowe
Director	Diana Wright

Quorum Present: Donna reported that 69 lots were represented by members attending or proxies executed. Fred announced that the minimum 50-member quorum requirement was met and called the meeting to order at 10:05 a.m.

Decisions & Actions

1. The minutes of the October 15, 2022, Regular Membership Meeting were approved by a unanimous voice vote.
2. The Pool will open on Friday, May 26th, subject to water condition and weather. It will remain open through Labor Day, 7:00 a.m. to 10:00 p.m. each day.
3. The Annual Yard Sale will not be held this year. The next Yard Sale will be held next Spring.
4. Design options for the Clubhouse front patio will be discussed at the October 21st meeting.
5. Following the membership meeting, a Special Board Meeting was held, and the following Board of Directors Officers were assigned for the coming year:

David Kalish	President
Steve Langone	Treasurer & 1 st Vice President
Pat Rowe	Secretary & 2nd Vice President

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President's Remarks

Fred welcomed the members and explained how the meeting would be conducted.

Committee Reports

Treasurer. Steve reported that the operating checking account has \$92,000. This is after the pool renovations bills have been paid. He said there are currently 25 lots whose 2023 dues have not been paid yet. He said there are only two lots that are in arrears for 2022 and 2023.

Architecture. Fred reminded the members to coordinate with the Architecture Committee before starting a building project of any kind.

Clubhouse. Steve said that the bluestone patio at the front of the Clubhouse is planned for repair or replacement this year. He said the Reserve Study has a designation of \$25,000 for this project. He said there are several options being considered, including bluestone slate, other stone, stamped concrete, and scored concrete. He said the existing ramp will be removed and a new concrete sidewalk will be put in on the Pool Restroom side of the Annex. It will extend from the driveway to the back of the building and will provide wheelchair access to the Activity Center and Clubhouse. He said ideas from members are welcome. After discussion, it was decided that this project will be put off until the Fall. The Board will bring design options to the Regular Membership Meeting on October 21, 2023, and the members present will be asked to choose from among the options. Steve said the Clubhouse income is up 50% this year over last year at this time. He said new furniture was purchased over the past year. Old mattresses have been replaced with new ones; a new TV has been installed over the mantle; and new side tables were purchased for the living room. Work to refinish the dining room tables and chairs will be done this year. The kitchen area will also have work done on it this year. Steve will get estimates to have smoke alarms hard wired. He said he plans to have the Clubhouse front done painted this year. If applicable, he may do some window treatments also. Steve said the HVAC maintenance has been completed and we shouldn't require anything else for that system until June 2024.

Pool. Fred said he is confident that all repairs will be completed in time to open the pool on schedule on Friday, May 26th, subject to the water condition, the weather forecast, and nothing unexpected happening with the pool between now and then. The pool will be open from that day through Labor Day, from 7:00 a.m. to 10:00 p.m. each day. He said the pool has been replastered, with a new concrete apron and a new fence, and the electrical system inside the pool house has been completely rewired with a new 100 amp subpanel to power the pool, lights, and cameras. He said new Adirondack chairs have been purchased to replace the old red and orange canvas chairs. Fred said pool keys will be available once the locks have been installed, which should be within the next 2 weeks. He said members could contact him to get a key.

Lake. Dave said the lake is looking good. The water flow and level are now above normal. The 4.5 inches of rain has helped. He has been in touch with the DRW of Virginia for guidelines on stocking the lake with fish. He said he has noticed beverage containers of all kinds in the water and fishing lines being left in the grass area. He asked members to please respect the lake.

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Grounds. Dave said the initial spring cleanup is done. The playground equipment has been cleaned, and new mulch was applied. Minor landscaping has also been done at the Clubhouse. Mowing of the grounds is now underway. He said the front entrance is looking great, thanks to Debra Dean and Doug and Shelly Kirby, who have volunteered to take care of the entrance area. Fred said that the Board had voted to designate that area The Grover & Debra Dean Memorial Garden. Dave said volunteers are welcome to help with the Clubhouse grounds and gardens, as he is wearing out! He said he has a plan to put a new roof on the Mailbox Shed. He said Rob Owens had donated enough shingles to do one side of the roof, and they we would find or purchase shingles for the other side. These are the same type of shingle that was put on the newspaper boxes. The Mail Shed roofing will happen in late spring and warmer weather.

Roads. Chris reported that with the nice weather this year and no snow, the roads are holding up. He said there are some spots that have been repaired, and some more that will be repaired. Dave did some patching last year and it's still holding up well. Chris said that all repairs will need to have at least 6 inches of asphalt to ensure the patches last.

Social Events. Diana said the July 4th Picnic at the Clubhouse is on the calendar for this year. She needs a committee to help organize and set up. She also stated she is planning for a Chili Cookoff again in October for a Fall event. There will also be a Christmas social in December.

Yard Sale. Ellie said there will not be a community yard sale this year. She said the next yard sale will be next spring sometime.

Board of Directors Election

Fred said there were four seats to be filled. Each seat is for a 2-year term. Fred said that he has served three consecutive terms, which is the limit per our By-Laws, so his seat is open. He said Donna has asked to be relieved due to her other commitments. The other two seats are currently held by David Kalish and Pat Rowe, who are running again. He said any member in good standing may nominate themselves or another member in good standing, so long as that member has agreed to serve, if elected. Fred said the Board Nominating Committee had nominated four members who had agreed to serve: David Kalish, Pat Rowe, Diana Elizabeth MacKenzie Stuart, and Ellie Tarbous. Fred introduced the candidates who were present. Diana then nominated Lee Monaco, who had agreed to serve, if elected. Bud Kreh moved to close the nominations. The motion was seconded and passed on a unanimous voice vote. The vote was then taken by secret written ballot. The election results will be announced after an official count following the membership meeting.

Old Business

Aquatic Exercise Coordinator. Fred said this came up at last year's membership meeting and that he had tried to find a coordinator but had been unsuccessful. Members reported that Pat Kaplan had agreed to take this on again. Fred said that we had installed electrical outlets inside the pool area so the ladies would have a place to plug in their boombox. He said he would talk to Pat to get the schedule for this summer and would post it in the Malvern News.

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Electronic Payments. Fred said the question of accepting electronic payments for dues came up at the last membership meeting. He said the Board had decided that it's not an option for us at this time. Steve explained that he had looked into it, and, in order to accept credit card payments, we would have to pay a service charge for every transaction, which could be several thousand dollars per year. He said payment checks may be mailed or placed in the dropbox in the door to the Activity Center. Fred said members may deposit messages or mail addressed to the Board, as well as Clubhouse reservation forms, deposit and use fee checks, dues payment checks, and anything else intended for the Board or a Board member. He said the Board could not accept responsibility for cash placed in the dropbox.

New Business

Malvern News Editor. Fred said that Chaz Egen has been publishing the newsletter for 14 years and will be retiring at the end of the month. He said he and Chaz have been looking for a volunteer to take over the editing and publishing of the Malvern News newsletter, which comes out once a month. It contains the meeting minutes of the latest Board meeting, as well as short stories about activity in Malvern and the surrounding area, and reminders about upcoming Malvern Club events. Fred said anyone wishing to take this on could contact him.

Open Forum

Diving Board. It was asked if we could get a diving board or slide at the Pool. The Board and members explained that, due to the liability insurance issues involved, this is not an option.

Thank-yous. Fred thanked Donna for serving as Secretary the past year. He thanked the members for letting him serve on the Board these past 6 years. He encouraged all members to consider serving at least one term on the Board. He said it is a great way to get to know the community and make a difference in the quality of life in the neighborhood.

Election Results

Fred announced the results of the Board of Directors election just held. Following the membership meeting, a Special Board meeting was held to certify the election results and make Board and committee assignments for the coming year. The following members were elected: David Kalish, Pat Rowe, Diana Elizabeth MacKenzie Stuart, and Ellie Tarbous. The terms will each run 24 months, ending April 26, 2025, at the end of the 2025 Annual Membership Meeting.

Meeting Adjourned at 11:35 a.m.

The next membership meeting is the Regular Membership Meeting, October 21, 2023.

Respectfully submitted:
Donna Dyer
Secretary