



Draft Minutes
Malvern Club, Inc.

905 Malvern Drive
Madison, VA 22727

<http://malvernofmadison.org/>

Board of Directors Meeting, April 11, 2024, Annex, called to order at 7:00 p.m.

Board Members Present: Chris Dickens, Dave Kalish, Steve Langone, Diana Elizabeth MacKenzie Stuart, Ellie Tarbous, Diana Wright (via FACETIME)

Members Present: Fred Bourque, Ed Johnson, Melody Langone,

Decisions & Actions

The minutes of March 14, 2024, board meeting was approved unanimously.

Committee Reports

Treasurer:

Financial Report and Bank statement

Dues collected to date \$109,000

Late payments of \$30 will be applied to 23 lots.

Reserve account \$304,000,

After payment for road paving reserve balance is \$107,000.

Current Assets

Checking/Savings \$ 55,900

Accounts Receivable \$107,00

Total Current Assets \$162,900

Clubhouse:

Kitchen cabinet upgrade completed with countertops very positive feedback from the community. Bathrooms upgraded with new toilets and painted privacy walls. Still a lot of work to be done, looking for volunteers to help.

Pool:

Nothing to report. Pool will be open memorial weekend. Keys available at Membership meeting, April 27.

Lake. Buildings and Grounds.

Lake:

Water quality is fine, need to put the North Dock on the 5 year plan as it is in very poor condition.

Buildings:

The mail shed is almost complete. Backwall to be stained.

Pool building repairs needed, fix pool pump room doors. Install a door over the basement steps and ceiling under the deck. (Basement floods with heavy rains.)

Draft Minutes Malvern Club, Inc

Grounds:

Our frontage that Malvern owns from the curve by the Oak Park Church to Fishback Rd. has been cleaned and cleared up, this is part of our Mowing contract now.

Roads:

Contracted work has been completed, Old Forge Way, Turkey Trot, Windmill Lane, and Ashlawn, 1 repair left to do on Ashlawn.

Architecture.

Application approved by board for Shed on lot 22.

Social Events.

Ellie provided a list of events that are already scheduled for 2024:

St. Patrick's Day covered dish dinner, and Easter Egg Hunt,) and Yard Sale went well.

Next event is the July 4th barbecue picnic.

Additional events:

Weekly: Senior exercise group at annex, Mondays and Thursday at 10 am.

Weekly: NEW Malvern Craft group, Wednesday 10 am – 12 noon in the clubhouse.

Suggestion was made that events be posted on Facebook.

A new Facebook page for Malvern will be set up by Qwen Bracqbien.

New Business

Review agenda for annual meeting

Board assignments:

Pool & Pool Keys -- Gwen Bracqbien & Diana Elizabeth MacKenzie Stuart.
Chairwoman

Clubhouse/Activity Center Reservations – Steve Langone

Resale Coordinator/Resale Certificates -- Steve Langone

Architecture Committee – Dave Kalish

Malvern News -- Steve Langone

Communication/Board News Letter- Diana Wright

Next 3 Board meetings: June 13, 2024 at 7:00 pm

August 8, 2024 at 7:00 pm

October 10, 2024 at 7:00 pm

All these Board meetings will be at the annex.

The meeting was adjourned 7:50 p.m.

Respectfully submitted:

Patricia Rowe

Secretary