



## Board Meeting Minutes Jan 8, 2026

Board of Directors Meeting, Jan 8 2026, called to order at 7:05 pm

**Board Members Present:** Steve Langone, Chris Dickens, Diana Wright and Nathan Cowan

**Members Present:** Melody Langone, Carolyn Wahl, Peggy Greonewald.

Call to order at 7:05 pm

Steve Langone, President, welcomed members.

Minutes for the November meeting were approved.

Motion to amend the agenda to add clubhouse concrete to the agenda was made and passed.

### Committee Reports

Treasurers report – Steve Langone

Operating funds \$ 22, 868

Reserve funds. 162,280

Total funds. \$185, 148 in the bank account this date

Entryway project – Diana Wright

We will get the final prices on the handrails before any contract is awarded.

Pool – Steve Langone

Pool is closed and there will some work to be completed before opening back up in the Spring.

The fobs for entry will be re-used by the current owners as long as dues are paid up before the pool opens.

Roads – Chris Dickens

Hopefully we don't get much snow this spring.

Architecural Committee – Nathan Cowan

There will be one new house built on Windmill Lane.

Social/Entertainment – Steve Langone

Good turnout for Chile cookoff. New Spring events are not planned yet.

Lake and Grounds – Steve Langone

There will be a survey put out for member input regarding

1. A "fishing derby" to fish out certain types of fish to balance the lake system.
2. A pickleball court interest by the community



## Malvern Club, Inc.

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<https://malvernofmadison.org/>

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There will continue to be more discussion on lake use and impact on those who own lots at the lake side. No actions were decided this month.

Members need to be reminded to respect the area at the lake and an article will be put in the Newsletter to remind members to be mindful of the land adjacent to the dock is private property.

### General topics

The board discussed having the meetings posted virtually. The board consists of volunteers and there is not anyone who will volunteer to handle it at this time. It's recommended that members who want to be informed and participate need to attend the Board Meetings.

The board President, Steve Langone, will approach the agent handling our insurance policies at State Farm Insurance and have an evaluation of the replacement value of the capital items covered on our insurance to be sure we are adequately insured.

The committee for the clubhouse repairs will commence meeting in the near future. Diana Wright will head up the committee and set up meeting dates that can work for all who want to participate.

A motion to adjourn and second. Meeting adjourned at 8:14 pm

Submitted by Diana Wright  
2nd Vice President  
Malvern of Madison, inc.