



**Draft Minutes  
Malvern Club, Inc.**

905 Malvern Drive  
Madison, VA 22727

<https://malvernofmadison.org/>

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**Regular Membership Meeting**

**October 21, 2023**

**Draft Minutes**

**Location:** Clubhouse, called to order at 10:05 AM. There is a quorum of 53.

**Sign-In:** Members signed in as they arrived, beginning at 9:00 AM. Proxies were collected and tallied.

**Board Members Present:** 1st VP & Treasurer Stephen Langone, Director Ellie Tarbous, Director Diana Wright, and Director Chris Dickens

**Quorum Present:** A quorum of 53 by proxy and members present, recorded and counted by Fred Bourque, general member. Steve announced there were 53 lots represented by members attending or proxies executed.

**Decisions & Actions**

The minutes of April 29, 2023, Annual Membership meeting were approved unanimously.

**President's Remarks**

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

**Committee Reports**

**Treasurer.** Stephen reported the operating checking account has \$7,000 balance. Dues will increase to \$600 starting with the Jan 2024 assessment. Bud Kreh asked why the dues are going up. The answer is the cost of living increase overall does effect the costs for maintenance, labor, services and utilities. The last dues increase was \$25 per lot in 2020. Fortunately the dues increases only \$25/yr. every 4 years. This is what was anticipated in the Reserve Study and the 5 year plan.

**Budget 2024** The budget for 2024 was approved by majority vote of members present.

**Lake, Buildings & Grounds** Steve stated the lake is low, due to lack of rain. There will be an inspection next month of the spillway. David wrote that he would like to see more volunteers for grounds work and building maintenance. Entryway gardens are taken care of by Debra Dean and her volunteer efforts are appreciated.

**Roads.** Chris stated he has a proposal to pave a portion of Ashlawn, as well as Turkey Trot, Windmill and Old Forge Way for the bid amount of \$203,749. This will be from Savings and reserve funds.

The paving will be performed by S L Williamson in November if weather permits. If not we will have Spring paving. Members will be given at least one weeks notice of paving dates and signs will be posted at the entry of Malvern. Chris stated the specifications are 1 1/2" compacted after the bad spots have been repaired and topping over the total road that is paved.

Lynn Ross asked how soon the holes will be fixed on her road. The answer is the next major paving will be in 2028 per the five year plan. Chris asked that he be notified of any damage that needs to be take care of in the interim.

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**Architectural**

Please submit your paperwork in accordance with the covenants.

Applications should be submitted at least a week before the regular board meeting. The applications are presented for approval at the monthly board meeting.

Discussion about a lot started clearing on Covered Bridge without a permit issue by Madison County. The work had to be stopped under directive of Madison County Building Dept. Members complained about the overall appearance of the lot at this time. This conversation led to a reminder before work is done a permit needs to be started.

**Reserve Study and 5 year** plan have both been updated. These are available at <https://malvernofmadison.org>.

**Social Events.** The 2nd Annual Chile cook-off will be Sunday, November 12, 3 pm to 5 pm. Volunteers for set up and clean up are needed. Please email social events if you can volunteer.

Diana will be looking to see if there is an interest to have Santa come for a photo opportunity for our members.

Ellie Tarbous is the new Social Events coordinator effective January 1, 2024.

**Miscellaneous** For information on community events check the calendar and read the electronic newsletter .

**Open Forum**

Concerns were voiced by members as to the finished product quality of the pool. There are sharp edges on the coping and the deck is slippery. There was a motion to have the Board explore the options to remedy of the concerns presented by the members regarding the safety of the pool. Passed by the majority of the members present. The board agreed to discuss solutions at the next regular board meeting.

Without volunteers we have to hire more workers. The lack of volunteers is resulting in more services being paid for. Ultimately this can cause an additional increase in the annual dues. Members are encouraged to volunteer. Please read the electronic newsletter and watch the bulletin board at the mailbox area for information.

There was a motion to adjourn and the meeting was adjourned at 10:52 AM.

Respectfully submitted:

Diana Wright, Director  
Malvern Club, Inc.