



Final Minutes
Malvern Club, Inc.
905 Malvern Drive
Madison, VA 22727

Board of Directors Meeting specially called March 13, 2025, Annex, called to order at 7:00 p.m.
Board Members Present: Chris Dickens, Dave Kalish, Steve Langone, Ellie Tarbous, Patricia Rowe, Diana Elizabeth MacKenzie Stuart, and Diana Wright

Members Present, Heike Albers, Christina Dickens, Charles Evans, Melody Langone, Carol Wahl, and Jason Woodward.

Decisions & Actions

The minutes of January 9, 2025 were approved.

We approved the sidewalk from the pool bathroom area around to the porch area in front of the clubhouse. The bid was \$3,500.

We voted to increase the charge for road damage due to construction from \$2500 to \$5000.

Committee Reports

Treasurer:

Audit of 2024 account is being completed.

Funds as of March 13, 2025

Operating Funds \$ 81,000
Reserved Funds \$109,000
Total Funds \$190,000

We spend more on the snow removal than we estimated for 2024-2025. The amount estimated was \$6,000 but it cost us \$19,000.

Club House and Pool:

Club House: There will be a walkway from the pool bathroom entrance to the patio in front of the Clubhouse at a cost of \$3,400. Work on the front of the club house work on the front of the club house will take at least 2 years.

Spring cleaning has started. We will be landscaping in the parking area; all the train rail ties will be replaced with something similar.

We need to do some landscaping around the clubhouse. We are accepting donations.

Pool will open in June to Memorial Weekend. We will have a card for each family who wants to use the pool at a cost \$50 per Family. Each family gets one card. To use the bathroom, you will use the following code 4321.

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Lake: A fishing license is needed to fish in the lake for anyone age 12 and older.

Buildings:

We are considering replacing the wooden picnic tables. Diana Wright has volunteered to check out picnic tables and report back to the board.

Grounds: We have a contract with Kickin Grass Lawn Lansdcaping to do redo the parking area at the club house.

Roads: we are having pot hole problems on Covered Bridge and Beegum. Chris will take care of these using Chapin from Culpeper.

Architecture: Nothing new.

Social Events: Gwen set up a Saint Patrick's day game night staring at 5 pm with food.

Construction We voted to increase the deposit for road damage due to construction from \$2500 to \$5000.

Open Forum

Discussed improving the Annex

New board members

We have 2 volunteers for the Board

Rob Davies and Greg Hileman

Charles Evans a new member would also like to help out

The meeting was adjourned 8:20 pm

Respectfully submitted:

Patricia Rowe

Secretary