

Malvern Club, Incorporated  
Board of Directors Meeting

January 14, 1996

Clubhouse

Board Mike Perryman  
Members: Bob Schantz  
Scott Rife  
Club Kemper Deane  
Members: Norm Kloker  
Lee Graham  
Ray Mowchan

Dick Thompson  
Tom Pulaski  
Don Nicholson  
Sam Driver  
Dave Kalish

- I. Call to Order at 19:15 by Mike Perryman
- II. Previous Meeting Minutes approved on a motion from Mike and a second from Bob
- III. Old Business
  - A. Package for New Buyers..... Scott Rife
    1. Copy of current package for each board member..... Tom Pulaski  
Not ready yet. Will have by next meeting.
    2. Updated clubhouse prices..... Mike Perryman  
Mike provided the updated prices. Scott will update document.
    3. Updated by-laws..... Scott Rife  
Not ready yet. Will have by next meeting.
  - B. Rules Committee..... Mike Perryman  
Tabled until Package for New Buyers completed
  - C. Sauerwald hunting near Malvern property..... Mike Perryman  
Mike Perryman spoke to Tom and Tom came to the meeting to assure the board that he has not and will not hunt on Malvern property. In order to avoid the appearance of hunting, he will no longer walk across Malvern lots to get to a legal hunting area.
  - D. Lot 190 - Sold by Pat Seeberger? - No news on this sale.
- IV. New Business
  - A. Nominating Committee..... Mike Perryman  
Need to get the committee together for the Spring meeting where we elect 5 board members.
- V. Committee Reports
  - A. Buildings and Grounds..... Mike Perryman
    1. Clubhouse keys/locks list - 12 Keys
      - (1) Master Key - President's Key - Mike Perryman
      - (2) Board Member - Bob Schantz
      - (3) Clubhouse Reservations - Flora May
      - (4) Clubhouse Reservations - Flora May
      - (5) Cleaning - Sherryl Kirkpatrick
      - (6) Clubhouse Reservations - Diane Cross
      - (7) Board Member - Dick Thompson
      - (8) Board Member - Tom Pulaski
      - (9) Unassigned
      - (10) Unassigned
      - (11) Master Key - Secretary - Scott Rife
      - (12) Unassigned
    2. Clubhouse future maintenance
    3. Brush Pile - Norm Kloker asked about burning the brush pile. We're still waiting for dry weather
    4. Dam Inspection - 3/21/97 - Scott will call Joe Haugh. Mr Gentry is willing to do the inspection.

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**January 14, 1996**

**Clubhouse**

5. Damage to entry island - Mike called Dave Fincham and Dave will pay for the damage. We're going to get Mr. Yoder to repair the island in the Spring.
  6. Thermostat - Kevin Corbin and Bob installed a cover on the thermostat. Bob and Mike have the only keys to the thermostat cover.
  7. Pool lines - Work on them in the Spring
  8. Picnic tables - Will move them next week.
  9. Toilets in Clubhouse - Bob worked with L&D plumbing to fix all the toilets in the clubhouse. Looks as if some of the seals had not been changed since the clubhouse was built.
  10. Lights at the Gate - Someone vandalized the lights. Kemper has repaired already.
- B. Architecture**..... Bob Schantz
1. Lot 26 - Miller
    - a) House not completed in 15 months - letter of intent with plan to complete - We received a letter from Eric Miller stating his plans to complete his home with the help of Edmund Medoris.
    - b) Driveways different than shown on original proposal - need to make consistent with approved plan - No additional information at this time.
  2. Lot 167 - Parker - Mr. Parker has Gene Hamilton building his home for him and submitted plans to build a 2016 square foot, two story home. Mr. Parker is asking for a variance from the board and we have decided to ask him to meet our minimum requirements. There was some discussion about who owns the lot and consideration for reducing the minimum to 1100 square feet per story (which is where it used to be).
  3. Lot 200 - Corbin - Permission to build an additional garage.
- C. Public Relations**..... Dick Thompson
1. Next Communicator: All articles to Dick by 1/30/97 and distribution on 2/15.
    - a) Annual Spring Meeting ..... Scott Rife
    - b) Board member's phone numbers ..... Scott Rife
    - c) Invite community to submit articles ..... Scott Rife
    - d) New Residents ..... Scott Rife
    - e) Snow removal policy ..... Kemper Deane
    - f) Culvert cleaning responsibility of homeowners ..... Kemper Deane
    - g) Notes from By-laws and Deed of Dedication as reminders ..... Bob Schantz
      - (1) Minimum house sizes
      - (2) Easements
      - (3) Tool sheds and other additions - approval by board
- D. Finance**..... Tom Pulaski
1. Tax Liability from clubhouse income - Robinson, Farmer & Cox in Charlottesville suggest that we file due to our money market income. Tom will fax our last two year's statements and get more details.
  2. Erosion and Sediment bond - Filed and paid
  3. Filing Judgements for outstanding dues - Houston, Light, Kirkpatrick and Gamu.
  4. Culvert Payments from Tom Sauerwald - Bill for 5 culverts at \$50 each mailed to Tom.
  5. Mrs. Walters needs new owner packet - Tom will check on this.
  6. Books for 1996 are completed and Mr. Carpenter and Mr. Graham will audit the books.
  7. Dick Bancroft will mail out the 1099 forms for the loan.
  8. 1997 dues are coming in.

Malvern Club, Incorporated  
Board of Directors Meeting

January 14, 1996 7

Clubhouse

- E. Roads ..... Kemper Deane
1. Old Forge Way
  2. S. L. Williamson is coming in April to seal the loop and repair the roads. They'll work up a quote for Kemper. They're interested in paving driveways. If anyone is interested call 800 868-6137.
  3. Roads were plowed and salted during the last snow. Especially the roads where the School Bus goes. Snow policy reminder: Roads are not plowed unless we get more than three inches - this saves the road surface and the cost.
  4. Ashlawn needs some gravel.
  5. Pine Torch - Waiting on info from Marvin Hinchey.
  6. General Maintenance
    - a) Cold Patch - Patched all the roads two weeks ago.

VI. Next Meeting - February 11, 1997 at 1900

VII. Adjourned at 20:36 on a motion by Scott and second by Mike.

Secretary of the Official Board, Scott Rife



Malvern Club, Incorporated  
Board of Directors Meeting

February 11, 1996

Clubhouse

Board Mike Perryman  
Members: Bob Schantz  
Scott Rife  
Club Kemper Deane  
Members: Diane Cross  
Byrd Parlow

Dick Thompson  
Tom Pulaski

Don Nicholson  
Dave Kalish

- I. Call to Order at 19:08 by Mike Perryman
- II. Previous Meeting Minutes approved on a motion from Bob and a second from Mike after some corrections from Mike.
- III. Old Business
  - A. Package for New Buyers..... Scott Rife
    1. Copy of current package for each board member..... Tom Pulaski  
Tom provided a copy of the packet for Scott. Scott will update the packet with the latest information. The board discussed the price of the disclosure packet. The board approved the price of \$5 for a disclosure packet for current members and \$25 for Realtors on a motion by Mike and a second from Scott. Kemper asked that we update the welcome sheet to include information about building new roads, maintaining roads and what the assessments are used for. Mike will update the document.
    2. Updated by-laws..... Scott Rife  
Big thanks to Debbie Hurt for typing up the current By-Laws. Scott will update to include the new 7 board members.
  - B. Lot 190 - Sold to Troy Kern - Thanks to Byrd for his input on this.
- IV. Committee Reports
  - A. Buildings and Grounds..... Mike Perryman
    1. Furnace problems - Bob found the furnace wasn't working this week when he brought the Insurance Underwriter out. Kevin Corbin came out to look at it and found that the relay had gone bad and switched us to the AC relay until the new one can be installed.
    2. Clubhouse future maintenance
      - a) Grading around building in the Spring
      - b) Paint the Kitchen
      - c) Repair the heating duct
      - d) Take care of the external electrical outlets
      - e) Fix the lights in the parking lot - The board approved \$1,000 on a motion from Mike and second from Bob for Kemper to purchase fixtures and wooden poles and to hire someone to dig trenches to fix the lights right.
    3. Brush Pile - We will need to have Mr. Dove come in to break up the pile, remove the dirt and stumps so we can burn it.
    4. Dam Inspection - 3/21/97 - Mr. Gentry sent quote to Scott last week and we're awaiting its arrival.
    5. Damage to entry island - Table until May
    6. Insurance Underwriter inspection - Bob walked through the clubhouse with the Inspector
      - a) Fire Extinguisher not fully charged - Mike will get recharged
      - b) Railing on front stairs loose - Bob fixed already by trimming off broken ends
  - B. Architecture..... Bob Schantz
    1. Lot 26 - Miller

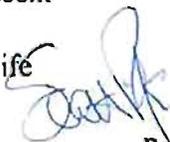
Malvern Club, Incorporated  
Board of Directors Meeting

February 11, 1996

Clubhouse

- a) House not completed in 15 months - letter of intent with plan to complete received. - Work is in progress.
- b) Driveways different than shown on original proposal - make consistent with approved plan
2. Lot 167 - Loan fell through on new home. Payment returned to Tom.
- C. Public Relations ..... Dick Thompson
  1. Next Communicator: All articles to Dick by 3/15/97 and distribution on 3/30.
    - a) Annual Spring Meeting - 4/26/97
      - (1) Slate of officers
  2. Put a sign by the mailboxes "Do not enter" about proper direction to drive
  3. Put a sign by the stable saying "Do not pile brush"
- D. Finance ..... Tom Pulaski
  1. Tax Liability from clubhouse income - Last filed in 1991 - Tom will fax info to Tom Smith this week for advice on filing
  2. Filing Judgements for outstanding dues
    - a) Lot 213 - Rechter - \$700
    - b) Lot 187 - Light - \$950
    - c) Lot ? - Eldridge - \$2,450
    - d) Lot 89 - Houston - \$825
    - e) There are others that we are pursuing after additional attempts to contact
  3. Culvert Payments from Tom Sauervald - Paid
  4. Mrs. Walters needs new owner packet - Done
  5. 1996 Audit - In progress
  6. 1099
  7. 1997 Dues - Coming in
  8. Dry Hydrant - Tom asked about this as a way to reduce insurance costs. Kemper will follow up with Nellis to see about grant this year for lake.
- E. Roads ..... Kemper Deane
  1. Old Forge Way - No activity until mud dries out
  2. Ashlawn needs some gravel - Got two loads and will need another in the Spring
  3. Surrey - Got two loads there
  4. General Maintenance - Need about 12 loads for all the roads in Malvern.
- V. New Business
  - A. Mail boxes & Newspaper boxes - Looks like we're doing fine. Dick reported difficulty getting into the package boxes due to rust in the mechanism.
  - B. Puryear's complained about Miller's dogs running loose and terrorizing them.
  - C. Bob commented on shepherd on the loop that was aggressive toward him
  - D. Byrd Partlow is here expressing an interest in running for the board.
  - E. Diane Cross asked about money for spring bulb planting. The board approved \$125 for Diane to buy bulbs on a motion from Scott and a second from Dick.
  - F. Discussed potential board members to run for office. Identified 8 potential candidates at this time out of ~20 asked.
- VI. Next Meeting - March 11, 1997 at 1900
- VII. Adjourned at 21:12 by common consent

Secretary of Malvern Club, Inc., Scott Rife



**Malvern Club, Incorporated  
Board of Directors Meeting**

**March 11, 1997**

**Clubhouse**

**Board Members:** Mike Perryman  
Bob Schantz  
Scott Rife

Dick Thompson  
Tom Pulaski

**Club Members:** Kemper Deane  
Ray Brush  
Lee Graham

Don Nicholson  
Jim Kilpatrick

- I. Call to Order at 1705 by Mike Perryman
- II. Previous Meeting Minutes approved on a motion from Mike with a second from Bob
- III. New Business
  - A. Kilpatrick - lots 80 & 84. Looking for relief from dues. Mr. Rumpler sold him both lots and no one can really build on the other lot.
  - B. Clubhouse Reservations: Shereé Kirkpatrick is now taking care of clubhouse reservations and has keys #3, 4 & 5.
  - C. Scott will contact Debbie Nicholson about registering MMI and MCI.
- IV. Old Business
  - A. Disclosure Packet for New Buyers ..... Scott Rife
    1. Send copy to Don Martin, Lot 111
- V. Committee Reports
  - A. Buildings and Grounds..... Mike Perryman
    1. Clubhouse future maintenance - Table until June
      - a) Grade around building in the Spring - planned
      - b) Paint the kitchen
      - c) Repair the duct - Will talk to Kevin Corbin
      - d) Take care of the electrical outlets and fix the parking lot lights - Kemper working on. Has purchased some of the hardware.
    2. Furnace and A/C now fixed. Thanks to Kevin Corbin for his help.
    3. Malvern mowing - Now taking bids for clubhouse, median strip, road sides
    4. Dam Inspection - 3/21/97 - Approved \$1,175 for Gentry to do the dam inspection
    5. Locks on Teen Center - New locks installed
    6. Clubhouse lighting fixed so the entryway is lit
  - B. Architecture..... Bob Schantz
    1. Lot 26 - Miller
      - a) House not completed in 15 months - letter of intent with plan to complete received.
      - b) Driveways different than shown on original proposal - make consistent with approved plan
    2. Lot 194 - Deane - Requesting variance for garage. Clifford (195) approved the variance on the back side and Moran (196) was sent info over 1 month ago. The Architecture committee approves the variance. The board approved the variance on a motion from Bob with a second from Scott
    3. Lot 125 - Stackhouse - The new buyer (Mr. Harold Landis(sp?)) is requesting a variance from Morley (126) to place the home within 25 feet (instead of 60) of lot 126 - this is in accordance with Madison County's placement due to drainage field location. Architecture approved. The board approved the motion by Bob with a second from Scott to grant the variance. The board notes that this variance is for the location of the home. The actual home design must still be approved by the Architecture Committee.

**Malvern Club, Incorporated  
Board of Directors Meeting**

**March 11, 1997**

**Clubhouse**

4. Lot 111 - Martin - Sent letter to Kloker's approving the bushhogging of their lot. They also mentioned their desire to leave the property in its natural state and to build a *small* home on the lot. Lee Graham requested that we mail the Martins a copy of the deed to remind them about the requirements.
5. Lot 157 - Utz - Requested permission to clear some trees from their lot. The board would like to see house plans before granting permission to clear trees.

**C. Public Relations ..... Dick Thompson**

1. Next Communicator: All articles to Dick by 3/15/97 and distribution on 3/30.
  - a) Annual Spring Meeting - 4/26/97
  - (1) Slate of officers

**D. Finance ..... Tom Pulaski**

1. Tax Liability from clubhouse income - Tom talked to Tom Smith from Robinson, Farmer & Cox. Our last tax return was in 1991. The board approved a motion from Scott with a second by Bob that Tom spend up to \$250 to file the intervening years taxes.
2. Filing Judgements for outstanding dues - 4 judgements were filed on 3/18.
3. 1996 Audit - Mr. Graham and Mr. Carpenter have reviewed the books and we are awaiting a letter.
4. 1099 - All mailed out
5. 1997 Dues - Coming in. Numbers at the next meeting.

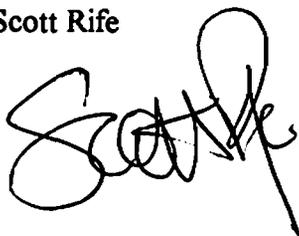
**E. Roads ..... Kemper Deane**

1. Pine Torch - Mr. Parker has put out stakes.
2. General Maintenance - The board approved \$55,000 (\$49,000 from Capital Improvement and \$6,000 out of \$13,000 from Road Maintenance and Repairs) for repair of the roads in Malvern on a motion from Scott and a second from Mike. This expenditure is necessary to keep the Malvern roads from deteriorating any further and to maintain our current investment in roads.

**VI. Next Meeting - April 8, 1997 at 1900**

**Adjourn at 2157**

**Secretary of the Official Board - Scott Rife**



**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

April 8, 1997

Clubhouse

Board           Mike Perryman  
Members:      Bob Schantz  
                  Scott Rife

Dick Thompson  
Wallace Harvey

Club            Kemper Deane  
Members:      Norm Kloker

Don Nicholson  
Ray Mowchan

- I. Call to Order at 1908
- II. Previous Meeting Minutes approved on a motion from Bob with a second from Dick. (6,00 should be 6,000 in V.E.2)
- III. New Business
- IV. Old Business
  - A. Disclosure Packet for New Buyers ..... Scott Rife
    1. Copy to Don Martin, Lot 111
    2. Copy to Mary Lou Snyder, Lot 177
- V. Committee Reports
  - A. Buildings and Grounds ..... Mike Perryman
    1. Dam Inspection ..... Scott Rife
      - a) Approved \$25/hr for Don Nicholson to clear the spill way which should drain the lake by 2-6 inches. The board also approved \$25/hr for less than \$100 for Don Nicholson to clear spillway each year on a motion from Scott with a second from Mike.
      - b) Work with Mr. Garland to install special system to control seepage at the base of the dam.
    2. Bids for Malvern Mowing - The board approved the choice of Luke Kalish to mow the common areas as outlined in the bid at \$125/mowing on a motion from Mike and second by Bob.
    3. Bushhog the lots
    4. Next Work Day is May 3 and Mrs. Morley will prepare lunch for us.
    5. Brush pile - Mr. Dove will break up the pile for ~\$250
  - B. Architecture ..... Bob Schantz
    1. Lot 175 - Approved a home
    2. Lot 26 - Miller - Tabled until Mike gets a chance to talk to Mr. Miller again.
      - a) House not completed in 15 months - letter of intent with plan to complete received.
      - b) Driveways different than shown on original proposal - make consistent with approved plan
    3. Lot 84 - Kilpatrick - Owns lots 80 & 84. Looking for relief from two sets of dues. - The architecture committee concurred with the By-Laws (dues are owed for each lot). Lot 80 is salable with a variance that the board will consider if Mr. Kilpatrick wishes to sell. By-Laws sustained on a motion from Dick and a second by Scott.
    4. Lot 82 - Bigler - Seeking variance for new structure - Architecture committee supports the variance. The board approved the variance on a motion from Bob and second from Dick.
  - C. Public Relations ..... Dick Thompson
    1. Next Communicator: All articles to Dick by 5/15/97 and distribution on 5/30.
    2. New Residents
      - a) Lot 40: Watts: Wilton & Mary: Coral Springs Fla
      - b) Lot 107: Kreh: Bud & ?: Box in Madison
      - c) Lot 190: Kern: Troy & ?: Need Address and phone
    3. Annual Spring Meeting - 4/26/97

**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**April 8, 1997**

**Clubhouse**

a) Slate of Officers

D. Finance ..... Tom Pulaski

1. Tax Liability from clubhouse income
2. Deposits for Loomis and Galloway being refunded
3. 1996 Audit completed and letter of approval received.
4. 1997 Dues

E. Roads ..... Kemper Deane

1. Old Forge Way
2. Pine Torch - Waiting on information from surveyor/contractor
3. General Maintenance
  - a) S. L. Williamson to work on the roads - Should be here in April but may not be able to make it due to other commitments.
  - b) Ashlawn needs some gravel - Tabled until summer
  - c) Ditch work on Sylvan, Powderhorn and Ashlawn - Tabled until summer

VI. Next Meeting - May 13, 1997 at 1900  
Adjourn at 2030  
Secretary of the Official Board - Scott Rife



**Malvern Club, Incorporated**  
**Spring Meeting**  
**Minutes**

**April 26, 1997**

**Clubhouse**

- I. Call to Order at 10:15 AM by Mike Perryman
- II. Voting for Officers
  - A. Dave Loomis elected from the Floor by Norm Kloker and Lee Graham
  - B. 56 total ballots cast
    - 1. Mike Perryman - 56
    - 2. Scott Rife - 54
    - 3. Wallace Harvey - 54
    - 4. Dave Loomis - 49
    - 5. Don Buser - 33
    - 6. Christine Gooding - 30
- III. Volunteer of the Year - Bob Schantz
- IV. Committee Reports
  - A. Buildings and Grounds ..... Mike Perryman
  - B. Architecture ..... Bob Schantz
  - C. Public Relations ..... Dick Thompson
  - D. Finance ..... Tom Pulaski
  - E. Roads ..... Kemper Deane
- V. New Business
  - A. Motion from Ray Brush with second from Norm Kloker asking that the board appoint a committee to address delivery of services(fire/rescue/UPS/Fed Ex) to Malvern residents. They request that the results be delivered to the board by the September meeting so the results can be presented at the October meeting of the membership.
  - B. Discussion on plans for the future including but not limited to:
    - 1. Bigger Pool
    - 2. Teen Center where the stables are now
    - 3. Picnic area by the clubhouse on the lake
    - 4. Tennis Courts
    - 5. Stables
    - 6. Dead end roads need signs to keep trucks out
- VI. Next Meeting - October 18, 1997 at 1000
- VII. Adjourn at 11:35



**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**May 14, 1997**

**Clubhouse**

**Board** Mike Perryman  
**Members:** Bob Schantz  
Wallace Harvey  
Scott Rife

Dick Thompson  
Don Buser  
Dave Loomis

**Club** Kemper Deane  
**Members:** Tom Pulaski

Don Nicholson

**I. Call to Order at 1905**

**II. Officers**

- A. President - Mike Perryman
- B. Secretary - Scott Rife
- C. Finance - Bob Schantz
- D. Architecture - Wallace Harvey
- E. Public Relations - Dick Thompson
- F. At Large - Don Buser
- G. At Large - Dave Loomis

**III. Standing Committees - Presented at next meeting**

**IV. Previous Meeting Minutes approved on a motion from Mike and a second from Wallace**

**V. New Business**

**VI. Old Business**

- A. Disclosure Packet for New Buyers ..... Scott Rife
  - 1. Copy to Don Martin - Sent in the mail
  - 2. Copy to Mary Lou Snyder, Lot 177 - She paid for a copy

**VII. Committee Reports**

- A. Buildings and Grounds ..... Mike Perryman
  - 1. Horse Riders - Mike talked to them on the road and asked them not to use our roads or cut across people's property.
  - 2. Brush Pile - Bob and Kemper will work on this with fuel from Kevin
  - 3. Damage to entry island - Contacted Dave Fincham to pay for repairs. Kemper will fix for \$75.
  - 4. Dam Emergency Plan ..... Scott Rife
  - 5. Bushhog the lots - Raymond J. Taylor will probably do this again.
  - 6. Oil tank - We have gone through two tanks of oil this year so far. More than usual.
  - 7. Workday completed - We cleared trees from around the clubhouse with our 8 volunteers. Thanks to Mrs. Morley for lunch.
  - 8. The board approved \$75 for two new life preservers for the pool on a motion from Bob and second from Scott.
  - 9. The board approved \$75 for a net for the kids to play with on a motion from Mike and a second from Don.
  - 10. The board decided to get estimates for basketball/tennis courts at the stable and the clubhouse. Mr. Walters does some construction and may be a good resource.
  - 11. The board discussed the idea of clearing some of the land between the clubhouse and the lake for a picnic area and fishing spot.
  - 12. The board discussed burning the brush piles around the clubhouse to improve the appearance of the grounds.

**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**May 14, 1997**

**Clubhouse**

- B. Architecture..... Bob Schantz
  - 1. The board approved amending the building guidelines so that basement living space is not included in the minimum square foot requirements on a motion from Bob and a second from Scott.
- C. Public Relations ..... Dick Thompson
  - 1. Next Communicator:
  - 2. New Residents
    - a) Lot 40:Watts:Wilton & Mary:Coral Springs Fla
    - b) Lot 107:Kreh: Bud & ?:Box in Madison
    - c) Lot 190:Kern:Troy & ?:Need Address and phone
  - 3. Annual Spring Meeting - 4/26/97
    - a) Minutes
    - b) Officers
- D. Finance ..... Tom Pulaski
  - 1. Tax Liability from clubhouse income
  - 2. 1997 Dues
- E. Roads ..... Kemper Deane
  - 1. Old Forge Way - Pay for road repair first then see what money we have left. Will install the pipe, clear the road way and burn the stumps.
  - 2. Pine Torch - Mr Strittar would like to cut down the trees in the right of way. We need to distribute the legal documentation and get the affected residents to approve the new plat. Scott will work with Jeff Early to get that out in July.
  - 3. General Maintenance
    - a) S. L. Williamson to work on the roads in the next two weeks

VIII. Next Meeting - June 11, 1997 at 1900

IX. Adjourn at 2110

Secretary of the Official Board - Scott Rife



**Malvern Club, Incorporated  
Board of Directors Meeting  
Official Minutes**

**June 11, 1997**

**Clubhouse**

Board           Mike Perryman  
Members:       Bob Schantz  
                  Dave Loomis  
Club            Kemper Deane

Dick Thompson  
                  Don Buser  
                  Scott Rife  
                  Don Nicholson

Members:

- I. Call to Order at 1715
- II. Previous Meeting Minutes approved with two corrections on a motion from Bob with a second from Dick
- III. New Business - None
- IV. Old Business
- V. Committee Reports
  - A. Buildings and Grounds..... Mike Perryman
    1. Brush Pile - Burnt and consolidated. Burning again, now.
    2. Damage to entry island - Someone else hit the entry island. Kemper will fix and charge appropriate amount to the club. Board approved additional funds to be paid to Kemper on a motion from Mike with a second from Scott. Mike contacted Dave Fincham and Dave agreed to pay \$75 for the previous damage.
    3. Dark run trees - Need to be cleared again
    4. Stables still contain stuff (Owens, Bigler and Houston). The board has sent registered letters to all of them requesting that they clear their things out of the stable. The board unanimously agreed that we can throw out their things when we want to start working on the stables.
    5. Barn on Lot 22 & House on Lot 199 - These were scheduled to be burned down in previous board meetings (2+ years ago).
    6. Bushhog the dam
    7. Dam Emergency Plan - Scott will work with Mr. Nellis on this. Tabled until fall.
    8. Bushhog the lots - Jeff May will bushhog the lots for \$275. Mike will call (948-6157) and schedule after the hay season - hopefully end of June.
    9. Oil tank - Looks like we don't have a problem with the oil. Kevin Corbin outlined the oil tank fills:
      - a) 12/96 - 900 gal
      - b) 02/97 - 812 gal
      - c) 03/97 - 392 gal
    10. Clubhouse rental
      - a) Lenny Lohr has expressed his frustration about the pricing of the clubhouse. We need to make sure that we reiterate that the clubhouse can ONLY be rented by dues paying, Malvern members.
      - b) Fees
        - (1) \$2.00 per person
        - (2) \$50 Minimum
        - (3) \$25 Cleaning charge - refundable
        - (4) # Maximum people - Mike said he'd call the fire marshall

**Malvern Club, Incorporated  
Board of Directors Meeting  
Official Minutes**

**June 11, 1997**

**Clubhouse**

# of People at event	\$ Amount to rent initially	\$ Amount when returned clean
5	75	50
25	75	50
50	125	100
100	225	200
200	425	400

(5) Example pricing for Clubhouse 1

B. Architecture - Nothing to report

C. Public Relations ..... Dick Thompson

1. Next Communicator: All articles to Dick by 6/15/97 and distribution on 6/30.
2. New Residents
  - a) Lot 40:Watts:Wilton & Mary:Coral Springs Fla
  - b) Lot 107:Kreh: Bud & ?:Box in Madison
  - c) Lot 190:Kern:Troy & ?:Need Address and phone
3. Annual Spring Meeting - 4/26/97
  - a) Minutes
  - b) Officers

D. Finance ..... Bob Schantz

1. Tax Liability from clubhouse income - Mike talked to Tom Smith about a month ago and Tom said that we don't owe any taxes on the clubhouse income.
2. Bob needs the assessment minutes signed to take to court to collect on dues. Scott will get those to him.
3. 1997 Dues

E. Roads ..... Kemper Deane

1. Mr. Clore would like to clear some trees from the 634 & 722 intersection. This will affect the bridal path and Mr. Shamburg's property.
2. General Maintenance
  - a) S. L. Williamson to work on the roads in the next few weeks. They have been working on a few driveways in the meantime.

VI. Next Meeting - July 8, 1997 at 1900

VII. Adjourn at 2135

Secretary of the Official Board - Scott *RfE*

*Scott*

**Malvern Club, Incorporated  
Board of Directors Meeting  
Official Minutes**

**July 8, 1997**

**Clubhouse**

**Board**           Mike Perryman  
**Members:**    Bob Schantz  
                  Wallace Harvey  
                  Scott Rife

Dick Thompson  
                  Don Buser  
                  Dave Loomis

**Club**            Kemper Deane  
**Members:**    Dave Kalish

Don Nicholson  
                  Don Reiss

**I. Call to Order by Mike at 1904**

**II. Previous Meeting Minutes approved on a motion from Mike with a second from Don**

**III. New Business**

**A. Need to choose Vice Presidents**

1. 1<sup>st</sup> Vice President - Dick Thompson
2. 2<sup>nd</sup> Vice President - Wallace Harvey

**B. Need to choose officers for MMI (usually President, Treasurer and Secretary)**

1. The board approved the President, the Treasurer and the Secretary as the officers for Malvern Management Incorporated on a motion from Scott with second from Dick.
2. Talked about lowering the asking price for the two lots (81, 119) to \$12,000 from \$15,000 so that we won't pay taxes on them and we'll collect dues and assessments.

**IV. Committee Reports**

**A. Buildings and Grounds..... Mike Perryman**

1. Brush Pile - Still need to clean up a bit and burn again
2. Dam - Beaver was working on the spillway. Dave Loomis offered to trap the beaver.
3. Damage to entry island - Kemper and Don fixed the island. The bill was \$120 and David Fincham will pay \$75 after Mike contacts him.
4. Bushhog the dam - Mike contacted Jeff May and still waiting for it to be done.
5. Bushhog the lots.
6. Dark run trees - Kemper suggested we wait till winter. Don Buser commented on the trees near Isaac's house and asked us to trim those. Mike will contact Neil Edwards to clear lot 208.
7. Snapping turtles in lake - Dave Loomis volunteered to take care of these.
8. Pool - Hydrostatic valve in pool went bad. They are primarily needed to keep ground water from raising the pool out of the ground in low lying areas. So Payne suggested that we just fill it in with cement due the location of the pool (on a hill). Cost includes water and repair, \$2,900 (\$1,182 for water and \$1,731 for repairs). There's been quite a bit of trash (watermelon rinds, alcohol bottles, cigarette packs, etc.). Kemper will install a locked timer on the lights. This will turn off the lights at 10:00 PM regardless. Should cost about \$30 - Approved on a motion from Mike with a second from Scott. Talked about hiring a life guard/policing person to monitor the pool.
9. Clubhouse rental - Max # of people is 104 in the building. (26, 29, 16, 16). Teen center max. is 59. Discussed the history of rental fees and how they've changed over time. The churches in the area have used the property for free in the past.
10. Sheriff - Can we get the sheriff to come in twice a week and drive through. Maybe we could even get them to use the radar gun to control speeders. Especially given the things happening along 29 recently.

**Malvern Club, Incorporated  
Board of Directors Meeting  
Agenda**

**July 8, 1997**

**Clubhouse**

11. Teen center should be cleaned out and locked appropriately. Mike, Wallace and Bob will get together to take stuff to the dump. What about buying a port-a-john so we don't have to leave a key to the teen center available?
  12. Someone reported that they got their heel caught in the cracks in the slate. Don Buser offered to fill in the cracks and take care of this.
  13. Can we get a small children's pool for the pool area? There are some issues: Cleaning the kiddie pool(clean, chlorine, etc.), monitoring children, replacing broken pool, etc. The board decided against purchasing a pool but the board supports someone bringing their own and filling it up with water from the hose.
  14. Kemper will install automatic thermostat on the heating and cooling with Kevin Corbin. Board approved \$100 expense on a motion from Kemper with a second from Wallace.
  15. We will remove the key from the pool area every night
    - a) Monday - Don Buser
    - b) Tuesday - Dick Thompson
    - c) Wednesday - Mike Perryman
    - d) Thursday - Mike Perryman
    - e) Friday - Wallace Harvey
    - f) Saturday - Dave Loomis
    - g) Sunday - Dave Loomis
- B. Architecture.....Wallace Harvey**
1. Lot 184 - Paul Clements requested permit for in ground swimming pool.
- C. Public Relations ..... Dick Thompson**
1. Next Communicator: All articles to Dick by 9/1/97 and distribution on 9/15/97
    - a) Clubhouse rental is only for dues paying Malvern members - Member must be present during rental.
    - b) Clubhouse rental fees. Max # of people is 104. \$50 minimum and \$2/person after that. \$25 cleaning fee (refundable). Member sponsoring is liable for damages.
    - c) Interest will be added to any overdue amounts for dues or special assessments.
  2. New Residents - print list ..... Scott Rife
    - a) Lot 40:Watts:Wilton & Mary:Coral Springs Fla.
    - b) Lot 107:Kreh: Bud & ?:Box in Madison
    - c) Lot 190:Kern:Troy & ?:Need Address and phone
  3. Annual Fall Meeting - 10/18/97
    - a) Budget
    - b) Delivery of Services
- D. Finance..... Bob Schantz**
1. Statement of Income and Expenses
  2. Income taxes for 1992-1996 have been filed. We spent more that we brought in so we don't owe anything.
  3. Bob will call and talk to the members who invested in Malvern to see if any of them are willing to be paid back 1 year early thereby saving the Club 7% on their moneys. We have \$29,000 available to repay now.
- E. Roads .....Kemper Deane**

**Malvern Club, Incorporated  
Board of Directors Meeting  
Agenda**

**July 8, 1997**

**Clubhouse**

1. Old Forge Way - Need to get this finished so we can collect money from Hamilton. Wesley Lohr booked about a month out. Need to get stream crossing done before permit expires. Do we have \$24K spend on Old Forge?
2. Pine Torch - Scott will get the proposal out to all the affected property owners by end of August.
3. Need to pave Malvern Drive and Ashlawn next year(\$65K). Or prime and seal(\$32K). Should get the road surveyed because the road is not in the right of way.
4. General Maintenance
  - a) S. L. Williamson to work on the roads - \$56K did not include patching on side roads so they agreed to surface treat entrance and patch others. Instead she paved entrance AND patched the side roads. Did a great job. Very happy with the number/quality of patches.
  - b) Lot 43 did a great job clearing out the right of way.

V. Next Meeting - August 12, 1997 at 1900

VI. Adjourn at 2135

Secretary of the Official Board - Scott Rife



**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**August 12, 1997**

**Clubhouse**

Board            Mike Perryman  
Members:       Bob Schantz  
                    Wallace Harvey  
                    Scott Rife  
Club             Kemper Deane  
Members:       Frank Sargent

Dick Thompson  
                    Don Buser  
                    Dave Loomis  
  
Don Nicholson  
                    Dave Kalish

- I. Call to Order by Mike Perryman at 1911
- II. Previous Meeting Minutes approved on a motion from Don and a second by Dick
- III. New Business
  - A. New address list passed out to board members. Several changes were identified. Scott will reprint for the next board meeting.
  - B. Need more mailboxes. Only three left. Kemper and Dave suggested that we tear down building, increase the slab, put in mailboxes and put up roof area that covers the people while they get their mail. We want to put up a bulletin board that's big enough for the board to use. We also want to put the mailboxes into the same area.
- IV. Old Business
  - A. Clubhouse rental. Don Buser brought up that many past clubhouse renters have not been dues paying members. At least one member of the community has been renting the clubhouse out to others in the Madison community. The board reiterated the policy that the clubhouse can only be rented to dues paying members and they must be present during the rental.
  - B. Dave Loomis made a suggestion that the Treasurer should post, at the front gate, a list of all members who are more than 60 days delinquent. Needs to be printed in Communicator and brought up at Fall meeting. There is general agreement on the board that this would be a good idea.
  - C. Trespassing at the pool: Bob had some difficulties finding a by-law that says that only dues paying members and their guests can use the pool. He was able to find a document stating the pool rules and use that. Scott will continue working on writing up the official by-laws and club policies.
  - D. The board approved a motion to ensure the by-laws include a statement that only "dues paying members and their guests can use the pool and the lake." Wallace Harvey made the motion with a second by Dick. Wallace and Bob will investigate and Scott will update. (See '91 pool document from Don Buser)
- V. Committee Reports
  - A. Buildings and Grounds..... Mike Perryman
    1. Brush Pile - Still needs another burning.
    2. Dam/lake
      - a) Bushhog - Been calling. Not done yet
      - b) Beaver - Contacted state to trap and relocate. Board decided that we'd leave the beaver alone and just clean up the spillway if needed
      - c) Snapping Turtles - Caught a few small ones and let them go. Looking for large one
    3. Bushhog the lots - \$720 charged. \$640 collected from last year. Need to send out letters and collect money to mow in fall
    4. Dark run trees - Don cleared the trees and Dick collected and cleared some of them
    5. Sheriff - Will come out to visit but we need to call each time we want them to come

**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**August 12, 1997**

**Clubhouse**

6. Teen Center - Seems to be clean now that we have combination lock on the pool. We've been leaving the key in the pool area now that we have a chain on the pool gate. We should still pick up the key because teens will climb the fence.
  7. Light switch for the pool. Kemper will work on this week
  8. Need sign for the pool closing at 10:00. Dick will work on this
  9. Clubhouse
    - a) Fill in cracks between slates - Mini work day with the Busers and Mike Perryman. Cleaned property and worked on the slate
    - b) Automatic thermostat - Kemper and Kevin will work on it
- B. Architecture**..... Wallace Harvey
1. Lot 184 - Clements - Approved swimming pool
  2. Lot 156 - Reiss - Approved shed
- C. Public Relations**..... Dick Thompson
1. Next Communicator: All articles to Dick by 9/1/97 and distribution on 9/15/97
    - a) Clubhouse rental fee and for only dues paying Malvern members..... Dick Thompson
    - b) New Residents - See list..... Scott Rife
    - c) Post a list of non dues paying members (over 60 days) at the front gate and in the Communicator ..... Dick Thompson
    - d) Some fall get together ..... Dave Loomis
    - e) Special assessment costs for Tennis courts and Basketball courts..... Scott Rife
      - (1) Tennis Court
        - (a) Pave..... 13,650
        - (b) Fence/net/lines/etc. .... 14,150
      - (2) Basketball Court
        - (a) Pave..... 9,775
        - (b) Rims/backboards/lines/etc. .... 6,200
    - f) Annual Fall Meeting - 10/18/97 ..... Scott Rife/Dick Thompson
      - (1) Budget..... Bob Schantz
      - (2) Delivery of Services ..... Dick Thompson
- D. Finance**..... Bob Schantz
1. Loan repayment - Retired 3 loans early.
  2. Budget for next year - Bob will prepare for next meeting and Dick will print
    - a) Keep the cable tv. Some renters use it
    - b) Get rid of the phone mail at the clubhouse. Bob will cancel.
  3. Dues paying - Bob mentioned that some people just throw the Communicator away and don't get the notice to pay dues or assessments. The board discussed sending the bill out in a separate mailing. This would cost more money and require more work.
  4. Kemper Deane asked that we put a sign at the front gate announcing that the Dues/Assessments are now due.
- E. Roads**..... Kemper Deane
1. Old Forge Way - Spoke with Wesley Lohr. He will start in next 6 weeks. Install culvert, clear trees and fill in road bed. Put up cable to prevent people from "rutting" up the road.
  2. Pine Torch - Send out plats..... Scott Rife

**Malvern Club, Incorporated**  
**Board of Directors Meeting**  
**Minutes**

**August 12, 1997**

**Clubhouse**

3. Pave Malvern Drive and Ashlawn next year. Kemper will get estimate in for budget. We need to get the right of way straightened out before we pave.
4. General Maintenance
  - a) S. L. Williamson to work on the roads
  - b) Thumblatch complained that the gravel was worn down. Kemper put down some gravel
  - c) Will get Sylvan and Thumblatch graded by Wesley Lohr
  - d) Raymond (khaki) Taylor cleared/raked Sleighbell Lane and Carriage Lane

VI. Next Meeting - September 9, 1997 at 1900

VII. Adjourn at 20:50

Secretary of the Official Board - Scott Rife



**Malvern Club, Incorporated  
Board of Directors Meeting**

**September 9, 1997**

**Clubhouse**

Board            Mike Perryman  
Members:        Bob Schantz  
                     Wallace Harvey

Dick Thompson  
Don Buser

Club             Kemper Deane  
Members:        Dave Kalish

**I. Call to Order at 1913**

**II. Previous Meeting Minutes approved on a motion from Bob and a second from Mike.**

**III. New Business**

- A. Men's lunch group offered access to a metal detector for \$100. Bob asked the board to vote on this offer. The board voted to decline the offer.
- B. Need to write letter to Houston about
  - 1. Junk cars
  - 2. Running a business out of garage
- C. Junk cars on lots - Need to check all lots and write letters ..... Mike Perryman
  - 1. Need to check out ordinances with County

**IV. Old Business**

- A. New Mailboxes - Dave and Kemper will present a material list with prices and an expected date at the next meeting.
- B. Light switch on the pool - Kemper has key to box and will do lights at pool.
- C. Clubhouse thermostat - Kemper will work on this.

**V. Committee Reports**

- A. Secretary - No report
- B. Buildings and Grounds..... Mike Perryman
  - 1. Brush Pile - B&G will do later
  - 2. Bushhog the dam - Done for \$275
  - 3. Bushhog the lots - Need to change the letter on Jeff Early's advice
  - 4. Clubhouse rental - Form has been updated with new prices
  - 5. Pool - To remain open until weather permits. The board approved a motion to spend \$200 to get Payne to close the pool.
  - 6. Lake to Clubhouse clearing - Dave Fincham estimated \$2,400. Kemper will call Wesley Lohr for quote. Mike will call Jimmy Aylor and Don will call Deane K.
- C. Architecture..... Wallace Harvey
  - 1. Lot 65 - Wigfield Shed approved
  - 2. Lot 202 - ?? - Owner is cleaning up lot by removing barn. Wants approval for trailer. Committee will deny request with full board support.
  - 3. Lot 204 - Mathews, Gary - Seeking approval to clear fence row along road to provide view of mountains. Board suggested that we approach him to pay for half. There is some board support for Malvern to pay all.
- D. Public Relations - Most information for the newsletter has been received. Working on getting the letter out on time.
  - 1. Next Communicator: All articles to Dick by 9/1/97 and distribution on 9/15/97
    - a) Clubhouse rental fee and for only due paying Malvern members ..... Dick Thompson
  - 2. New Residents - See List ..... Scott Rife

**Malvern Club, Incorporated  
Board of Directors Meeting**

**September 9, 1997**

**Clubhouse**

- 3. List of non dues paying members..... Bob Schantz
- 4. Fall get-together..... Dave Loomis
- 5. Special assessment for Tennis courts and Basketball courts ..... Scott Rife
- 6. Annual Fall Meeting - 10/18/97 ..... Scott Rife/Dick Thompson
  - a) Budget ..... Bob Schantz
  - b) Delivery of Services ..... Dick Thompson
- E. Finance ..... Bob Schantz
  - 1. Board approved the Finance report on a motion from Don with a second from Wallace
- F. Roads ..... Kemper Deane
  - 1. Old Forge Way - \$9,748 paid to Wesley Lohr for his work on Old Forge. Road will be cleared to end, pipe put in and rock in place
  - 2. Pine Torch - Send out plats - Plats and letters approved to send out to affected owners.
  - 3. General Maintenance
    - a) Sylvan and Thumblatch graded by Wesley Lohr
    - b) Paving checkup (Loop and Entrance) - Kemper will paint bad spots so Blair can fix
    - c) Half Penny needs to be raked
    - d) Rake unused roads in late fall

VI. Next Meeting - October 14, 1997 at 1900

VII. Adjourn

Secretary of the Official Board - Scott Rife



**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**October 13, 1997**

**Clubhouse**

Board           Mike Perryman  
Members:       Bob Schantz  
                  Wallace Harvey

Dick Thompson  
                  Scott Rife  
                  Dave Loomis

Club            Kemper Deane  
Members:

Don Nicholson

I. Call to Order at 1912

II. Previous Meeting Minutes approved on a motion by Mike with a second from Wallace

III. New Business

- A. Houston approached Mike about using the Clubhouse for an Anti-Malvern meeting tomorrow night. This brought up a discussion about Houston not being paid up and that, strictly speaking, he can't use the roads. Bob pointed out that Houston is now getting a monthly statement with interest. Mike mentioned the episode last month on Old Forge where Houston was interfering with the clearing of trees and getting in the way of the Malvern contractor
- B. Don expressed interested in the hardware associated with the barn doors. The board discussed the plans for the stable: To use the stable as a meeting place. The board approved selling the doors to Don for \$1 on a motion from Bob and a second from Dave.
- C. Ray Mowchan mentioned that one of the new residents is riding a four-wheeler around Malvern. Kemper reminded us that 2-3 years ago the board passed a resolution to change the by-laws to outlaw four-wheelers anywhere off the individual's property. Any vehicle on the road must be licensed and insured. See the minutes from the Spring meeting 3-4 years ago. At that time the board also passed a resolution saying that all State and local law will pertain within Malvern. Allowed Sheriff to come in and give tickets for speeding. Declared roads to be highways not private roads.
- D. John Dawson asked Malvern Club, Inc. to burn down his home on lot 199. Bob asked him to write a letter authorizing Malvern to burn it down. We will need to address how to deal with the resulting metal and debris. Kemper reminded us that the fire department wanted to use that building for training.

IV. Old Business

- A. New Mailboxes - Kemper brought sketches. Dave said he can easily get mail boxes. Bill Hunt in Culpeper said that boxes will cost \$800 for a set of the new ones. The post office will pay for ones that are needed for current customers but will not pay for boxes intended for future customers. The old ones can be found for less if someone is selling them. Dave mentioned that USPS is a customer of his and that he'll ask about getting boxes from the sheet metal shop. The board approved the plans as presented on a motion from Mike with a second from Scott. Kemper will bring prices and a site plan to the next meeting.
- B. Sheriff visit - Should we set a policy to invite the sheriff's deputies to patrol on a regular basis i.e. someone on the board should call and invite them on a regular basis. Kemper heard a high powered rifle on Thursday. Dave has coon hunting going on in his back yard. Dave has been working with the Game Warden, Owen, on patrolling Malvern. Scott said he would print the number for the sheriff and the game warden in the next Communicator.
- C. Light switch on the pool - Still working on it.
- D. Clubhouse thermostat - Kemper has completed this project. Thanks again for all your help, Kemper.
- E. Houston Letter - Monitoring the situation

**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**October 13, 1997**

**Clubhouse**

1. Junk cars - Worst cars have been moved.
  2. Business (Cutlery and auto repair) - The board generally agrees that he is using his garage for automobile repairs. We will need to talk to Early about writing a letter.
- F. Junk cars on all lots.....Mike Perryman
1. Check all lots (104, 38, 89) - Asked the board to look for other junk cars around Malvern.
  2. Check County ordinances - Don said that law restricts people to no unlicensed cars on their property unless you have a special license. They are given a 6 month time to use the car for parts.
- V. Committee Reports
- A. Secretary ..... Scott Rife
1. Packet - Reviewed with Debbie Hurt and Dave Kalish. Need to find out legal requirements from Jeff Early
  2. Clubhouse rental - Need to update sheets based on suggestions from Mary Buser.
  3. By - Laws
    - a) Only dues paying members and escorted guests may use the pool
    - b) Yard sale guidelines - Need to find motion passed by board.
    - c) Boat fees - The board approved a motion to stop collecting boat fees for the dock on a motion from Mike and a second from Scott.
- B. Buildings and Grounds.....Mike Perryman
1. Bushhog the lots - need to collect the money and mow again in October after updating letter - Mike is getting letters back from people. Khaki Taylor has started mowing the lots.
  2. Pool closed on ~10/7. Total bill to close the pool came to \$266.
  3. Stable has been bushhogged three times this year. Will do it once more after a freeze.
  4. Next work day
    - a) New door for crawl space
  5. Retaining wall on lake - Kevin Corbin asked the board if he could remove the retaining wall so that a boat trailer could unload a boat. The fire department will need that wall removed to access the water in case of a fire. The board approved a motion to give Kemper/Don/Kevin the permission to remove the retaining wall on a motion from Scott and a second from Mike.
- C. Architecture.....Wallace Harvey
1. Lot 26 - Miller - Wait til leaves fall and get a good look at the lot.
    - a) House not completed in 15 months - letter of intent with plan to complete received.
    - b) Driveways different than shown on original proposal - make consistent with approved plan
  2. Lot 25A - Don Nicholson - Will complete structure
  3. Lots 80 & 84 - Kilpatrick - Wants to combine Lots 80 & 84 because home was located incorrectly based on the setbacks. The board is asking him for a proposal in writing. The response will most likely be to tell him that both lots are salable and the board will grant a variance if the setbacks are truly an issue.
  4. Lot 202 - Barry Humphries
    - a) Barn clearing - Gave verbal approval to clear
    - b) Trailer - Offered him use of the clubhouse if not rented
    - c) Fence row clearing - Lot 204 - Mathews - Permission to clear and who pays
- D. Public Relations ..... Dick Thompson

**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**October 13, 1997**

**Clubhouse**

1. Next Communicator: All articles to Dick by 11/1/97 and distribution on 11/15/97. Dick finds that he can no longer fulfill this responsibility and would like to find someone else to take on this responsibility. Dave Aliff volunteered to help and Dave Loomis said he will take on the responsibility if he needs to.
  - a) Neighborhood watch / safety
    - (1) Note about Sheriff visiting. Anyone can call the Sheriff to come in and visit. Same with the game warden.
    - (2) Note about speeding. Please send a letter to the board about any cars that you see that are speeding and we will address the situation. May put speed bumps in. We should write a letter about calling the authorities if someone is speeding.
  - b) Stable doors are being taken off - Clean your items out of the Stable.
  - c) Note about putting up sign at front gate with people more than 6 months behind in dues
  - d) Annual Fall Meeting - 10/18/97 ..... Scott Rife/Dick Thompson
    - (1) Budget ..... Bob Schantz
    - (2) Delivery of Services ..... Dick Thompson

E. Finance ..... Bob Schantz

1. List of delinquent members to be posted at front gate and in Communicator after Fall Budget meeting.
2. Bob presented the finance report.

F. Roads ..... Kemper Deane

1. Old Forge Way - 600 more feet to be cleared to reach the cul-de-sac. Will be in over the next few weeks. We can complete clearing the road with the committed funds. Kemper asked for a cable to prevent access to the road. Mike will try to acquire a 70+ ft cable from the trash bin at his office.
2. Pine Torch - plat approval - Certified letters sent out. Malvern Land Trust address wrong and must be sent again. Strittar wants to know when he can log his trees - he'll have Jeff Jones cutting the trees for him. Louisa Grogan spoke to Bob about her concern over seeing cars and cutting down some old, large poplars. Kemper suggested that we let Strittar clear his trees and move on with this process. This will save Malvern money and time when we start working on the road. Kemper will make sure the trees are marked.
3. General Maintenance
  - a) Repairs on loop and entrance done by Blair
  - b) Bee Gum, Aroda, Surrey Court and Half Penny raked
  - c) Wesley graded Sylvan and Thumblatch and Don followed up with the rake.

VI. Next Meeting - November 11, 1997 at 1900

VII. Adjourn at 2125

Secretary of the Official Board - Scott Rife



**Malvern Club, Incorporated**  
**Fall Budget Meeting**  
**Minutes**

**October 18, 1997**

**Teen Center**

- I. Call to Order at 1007
- II. 1998 Budget Proposal - Bob Schantz presented the budget and recap.
  - A. Had a question about the \$14k+ in the contingency expense category, up from \$3.4k last year. Bob explained that this money was not assigned to any particular subset of the budget. It is "extra" money based on additional dues coming in and lower expenses on taxes.
  - B. Had another question about the \$250 for cable TV. Seems like a non-essential item which the board agreed. It is also a low cost benefit for our guests at the clubhouse and the board supports keeping the item in the budget.
  - C. Someone asked about turning the roads over to the state. Past members of the board responded that to do this would cost about \$770/month/lot in additional fees to the State. Malvern would also have to pay ½ the cost to bring the roads up to State standards( ~\$800k).
- III. Paying Dues - Mike presented the board's plan to publish the names of those with outstanding dues in the Communicator and at the front gate. This generated discussion about:
  - A. How long we will wait before publishing? (3 months)
  - B. How much money is now outstanding? (\$10k)
  - C. How many people does that include? (24)
  - D. How many of them live in Malvern? (11)
  - E. Do we mail notices to those who are late? (yes)
  - F. Do we charge interest? (yes)
  - G. Are we placing liens on the property? (yes)
  - H. Do we charge them for the cost of putting liens on the property? (yes)
  - I. There was no opposition and support for collecting the owed dues. People were obviously uncomfortable with the idea but saw little other choice.
- IV. Addressing for Delivery of Services
  - A. This format will get packages delivered to your home (if the driver can find your house number) and mail delivered to your PO Box or Malvern Box properly.

MyFirstname MySurname  
Lot ### Myroad Street  
## Malvern Drive or PO BOX #  
Madison, VA 22727
  - B. Residents here must put up signs in front of their homes with the house # prominently displayed. Dave Loomis offered to put signs up in front of peoples homes for the cost of materials. Scott suggested that we check with a sign maker in town to offer a special deal for Malvern residents that meets certain preset standards.
  - C. Ray Brush and other related stories about UPS / FedEx drivers trying to deliver medicine and other critical items within Malvern and not being able to find people's homes.
- V. Report on Budget Ballot - 74 ballots cast
  - A. No - 6
  - B. Yes - 68
- VI. Committee Reports

**Malvern Club, Incorporated**  
**Fall Budget Meeting**  
**Minutes**

**October 18, 1997**

**Teen Center**

**VII. Open Discussion**

- A. When will the side roads be paved? These roads create a lot of dust and the residents want to know when the Club will be paving their roads.
- B. What's going to happen with lake #2? Some lots on the proposed lake cannot get a permit from the health department to install a septic field if the lake is built as proposed. Dave Kalish reminded us that if the lake is less than 25ft deep the laws are less stringent (farm pond). Don Buser reminded us that there are legal documents that say that we must build the lake. Some members asked that we get a consensus from the members about building the lake and how much it would cost. What exactly are Malvern's liabilities if we do build? Someone said that we would need a ¾ vote of the membership to cancel the second lake.
- C. Animal Control - Several people expressed grave concern about menacing dogs. The board reminded the membership that Madison has no leash law and that Animal control can be called if you are feeling threatened by a dog. Animal control will then come and check the dog's license. If the dog is legal then the owner can only be asked to keep their dog under control. If you are concerned about animals, you may want to purchase pepper spray to use on a dog (be careful the wind is not blowing towards you!).

**VIII. Next Meeting - April 25, 1998 at 1000**

**IX. Adjourn at 1145**

I propose that we publish this table on future agendas

<b>Name</b>	<b>Phone Number</b>	<b>Position</b>	<b>Term Expires</b>
Mike Perryman	948-4385	President	April 1999
Scott Rife	948-5932	Secretary	April 1999
Dick Thompson	948-5371	Vice President	April 1998
Bob Schantz	948-3518	Treasurer	April 1998
Wallace Harvey	958-2234	Architecture	April 1999
Don Buser	948-7180	At Large	April 1998
Dave Loomis	948-4769	At Large	April 1999
Kemper Deane	948-6705	Roads	Volunteer
Don Nicholson	948-4325	Roads	Volunteer



**Malvern Club, Incorporated  
Board of Directors Meeting  
Minutes**

**November 11, 1997**

**Clubhouse**

Board           Mike Perryman  
Members:       Bob Schantz  
                  Wallace Harvey

Dick Thompson  
                  Scott Rife  
                  Dave Loomis

Club            Kemper Deane  
Members:       Cecil Huffman  
                  Dave Kalish

Frank Sargent  
Shirley Marks

- I. Call to Order at 1903 by Mike Perryman
- II. Previous Meeting Minutes approved on a motion from Mike and a second from Bob
- III. New Business
  - A. Approve Assessments - Assessments set at \$225/year/lot. Special assessment is \$125/year/lot. Assessments approved on a motion from Scott with a second from Mike.
- IV. Old Business
  - A. New Mailboxes - Kemper brought new requirements. Height is limited to 56in. We won't be able to stack the boxes. Post office will not provide boxes for all lots - only for occupied lots. The board agreed that 160 boxes is probably all Malvern will need.
  - B. Junk cars on all lots.....Mike Perryman
    - 1. Check all lots
    - 2. Check County ordinances
  - C. Retaining wall on lake.....Kemper Dean/Kevin Corbin
- V. Committee Reports
  - A. Secretary ..... Scott Rife
    - 1. Packet - Meeting scheduled on Friday morning with Jeff Early
    - 2. Clubhouse rental
    - 3. By - Laws
      - a) Only dues paying members and escorted guests may use the pool
      - b) Roads declared highways. Laws applied
      - c) Yard sale guidelines
      - d) Boat fees
  - B. Buildings and Grounds.....Mike Perryman
    - 1. Bushhog the lots - Money is coming in and a few lots are left to be mowed.
    - 2. Both MMI lots are now up for sale
      - a) Lot 81 for \$15,500
      - b) Lot 119 for \$15,500
    - 3. Lot 199 - Dawson gave permission to burn down old house
  - C. Architecture..... Wallace Harvey
    - 1. Lot 25A - Nicholson - structure
    - 2. Lot 26 - Miller
      - a) House not completed in 15 months - letter of intent with plan to complete received.
      - b) Driveways different than shown on original proposal - make consistent with approved plan
    - 3. Lot 41 - Lee - Architecture approved house and location. Board approved a variance to 80ft from the road on a motion from Bob and a second from Mike

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- 4. Lots 80 & 84 - Kilpatrick - Has not paid dues. Wants state to take over the roads. Board will give him a variance on his lot so that he can sell the other lot. He did not want the paperwork.
- 5. Lot 202 - Barry Humphries
  - a) Barn clearing - He's taking it down with our permission
  - b) Fence row clearing - Lot 204 - Matthews - Permission to clear and who pays

**D. Public Relations ..... Dick Thompson**

- 1. Next Communicator: All articles to Dick by 11/1/97 and distribution on 11/15/97
  - a) Labels from Dave Kalish
  - b) Annual Fall Meeting - 10/18/97 ..... Scott Rife/Dick Thompson
    - (1) Budget ..... Bob Schantz
    - (2) Delivery of Services ..... Dick Thompson
  - c) Stable doors being taken off - clean items out of stable
  - d) Note about get together ..... Dave Loomis
  - e) Note about dues - anyone six months behind in dues
  - f) Neighborhood watch / safety
    - (1) Note about sheriff visiting
    - (2) Note about speeding

**E. Finance ..... Bob Schantz**

- 1. List of delinquent members posted at front gate and in Communicator
- 2. Budget report presented

**F. Roads ..... Kemper Deane**

- 1. The board approved a motion from Wallace with a second from Mike to:
  - a) Replace stop sign on Ashlawn
  - b) Replace the children at play signs
  - c) Put stop sign on Liberty and Covered Bridge
- 2. Old Forge Way - on hold until Spring and dryer weather
- 3. Pine Torch - plat approval - 2 signed plats received
- 4. General Maintenance

**VI. Next Meeting - December 9, 1997 at 1900**

**VII. Adjourned at 1830**

**Secretary of the Official Board - Scott Rife**



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**Clubhouse**

**Board**           Mike Perryman  
**Members:**    Bob Schantz  
                  Wallace Harvey  
                  Scott Rife

Dick Thompson  
                  Don Buser  
                  Dave Loomis

**Club**           Kemper Deane  
**Members:**    Frank Sargent  
                  William Keith Houston

Don Nicholson  
                  Troy Kern  
                  Don Judd

- I. Call to Order at 19:05 by Mike Perryman
- II. Previous Meeting Minutes approved on a motion from Don and second by Wallace
- III. New Business
  - A. Nominating committee for Spring Meeting - Frank Sargent will head this up.
  - B. Deer carcasses have been found on the sides of the roads. Someone has been killing them and taking off the horns and the hind quarters. Game warden has been called on several occasions.
- IV. Old Business
  - A. New Mailboxes..... Kemper Deane/Dave Kalish
  - B. Junk cars on all lots..... Mike Perryman
    - 1. Check all lots
    - 2. Check County ordinances
- V. Committee Reports
  - A. Secretary ..... Scott Rife
    - 1. Packet
    - 2. Clubhouse rental
    - 3. By - Laws
      - a) Only dues paying members and escorted guests may use the pool
      - b) Yard sale guidelines
      - c) Roads declared highways so all laws apply
      - d) Boat fees
    - 4. Bought file cabinet and will
  - B. Buildings and Grounds..... Mike Perryman
    - 1. Bushhog the lots - Lots have been bushhogged. We collected over \$1000 and had 100% payment
    - 2. Lot 199 - Permission to burn down house. Waiting for a rainy day to do this. Working with the fire department to do this right and let the neighbors. Mark Hale will be working on this.
    - 3. Discussed four wheelers and unlicensed vehicles on Malvern roads. Reiterated policy about only licensed vehicles on Malvern roads.
    - 4. Furnace in Clubhouse - Two weeks ago the furnace clogged up and spread soot and oily soot throughout the house. Sherrie worked all day so that our weekend renters could use the place. She informed Mike that she would need professional help to get it cleaned. Mike hired Kirby to work on the place. Final price ended up being \$500 to completely clean the place (carpets, floors, walls, furniture, etc.). State Farm allocated \$2,500 to fix up the clubhouse. We'll need to pay Kirby and Sherrie.
  - C. Architecture..... Wallace Harvey

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**Clubhouse**

1. Lot 25A - Nicholson - Looking for plans
  2. Lot 26 - Miller - Shed painted to match house and complies with standards. Both driveways are on plan and boat is no longer on property.
  3. Lot 41 - Lee - New home
  4. Lot 199 - House burning - Mark Hale
  5. Lot 202 - Humphries
    - a) Barn clearing
    - b) Fence row clearing - Lot 204 - Matthews - Permission to clear and who pays
- D. Public Relations ..... Dick Thompson
1. Next Communicator: All articles to Dick by 2/25/98 and distribution on 3/15/98
    - a) Note about Winter get together ..... Dave Loomis
    - b) Road costs ..... Scott Rife/Kemper Deane
    - c) Names from Nominating committee and bios
    - d) Spring meeting agenda
- E. Finance - See Income and Expense and Delinquent Dues reports
1. Board moved to seek judgements against any members who's dues/special assessments are over 1 year overdue.
- F. Roads ..... Kemper Deane
1. Signs - Three "stop signs" purchased and 4 "children at play" signs
    - a) Stop sign on Liberty and Covered Bridge
    - b) Stop sign on Ashlawn and Malvern
    - c) Children at play signs
  2. Old Forge Way - Troy Kern has posted "No Trespassing" signs on his property and is working with Kemper to prevent trespassing. Someone knocked down the chain and the post on Old Forge and Kemper has called the police. Houston admitted to this group that he was the one who did this.
  3. Pine Torch - plat approval ..... Scott Rife
    - a) Strittar is concerned about the rights of way and road location. Kemper is going to have Jeff Early call him back about the letter.
  4. General Maintenance
    - a) All roads in Malvern have been raked except Carriage Lane. Looks like an ATV has been spinning on Carriage and Sleigh Bell.
    - b) Woman on Thumblatch complained about quality of road. Kemper noted that the lane is narrow. Road's crew raked and filled potholes. Rock put down two years ago.

VI. Next Meeting - January 13, 1998 at 1900

VII. Adjourned at 21:00

Secretary of the Official Board - Scott Rife

