

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

**July 13, 1999**

**Clubhouse**

Board           Davy Aylor  
Members:       Scott Rife  
                  Bob Schantz  
                  Nick Humphrey

Don Buser  
Dick Kassler  
Frank Sargent

Club            Bud Kreh  
Members:       Cecil Huffman  
                  Teresa Seeber  
                  Kathleen Roberts

Kemper Deane  
Shirley Marks  
Dick Thompson  
Gary Roberts  
Donna Shamburg

**I Call to Order at 1907**

**II Previous Meeting Minutes approved**

**III New Business**

- A 2000 Budget must go into the September newsletter.
- B Pool pump failed again and had to be rebuilt. New one needed at around \$350. Should put a timer on the pump and run it for 12 hours. Timers cost around \$40. Kemper has put one on a pool before. The board approved a motion from Bob and a second from Dick to allow Kemper to install a timer for around \$50.
- C Yard Sale – when will the next one occur? T. Hale organized last year.
- D Beavers on the lake destroyed some trees on lots. Cecil contacted the game warden and trapped two beavers and has a few more to go.
- E Don commented on the 4 very large snapping turtles that need to be removed from the lake.

**IV Old Business**

- A Sale of Malvern lots – Dick talked to Pat about the lots. She believes they are fairly priced at \$15,500 and should remain at that price. She does have some questions about where the lot lines are on the lots currently for sale.
- B Pool Cleaning machine – Tabled due to some questions. Bob is concerned about putting an electric wire and a motor in the pool. We need to make sure to secure the pool if we put electrical items in the pool.
- C Second lake – Bob, Frank and Dick met with the attorney about the lake. Need approval of lot owners around lake and 2/3 of membership. Needs to be less than 13 acres to make farm pond regulations. Jarrell's operator thinks that it can be done for < \$25K and in three weeks.
- D New Mailboxes – Jarrell is cutting down trees. Plans approved and lot lines verified with Dempsey lot.
- E Stable Lots – Frank presented lot information on the stable lots. Betty Grayson said we could not subdivide without state road access. Bud suggested that we could take the request to board of zoning appeals. Several people suggested that the lot would be easier to sell without the stables but that would appeal to fewer buyers.

**V Committee Reports**

- A Secretary
  - 1 Need new secretary
- B Buildings and Grounds ..... Nick Humphrey
  - 1 Pool Usage Policies – Grover Deane put razor wire on top of the fence. And fix the gate. Card swipe system. A state ordinance has been passed that allows owners to designate the sheriff's office to enforce trespassing laws. This must be passed by local government agencies. Kathleen Roberts

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volunteered to write the letter that will be sent out to the membership. We will change the combination now and Dick will put a sign.

- 2 Clubhouse Security - Tabled
- 3 Clubhouse Reservations to people outside of Malvern - Tabled
- 4 Lot mowing – Letters sent out and mowing started.
- 5 Sewer line backed up in teen center. Ran into an obstruction about 60 down. Got a roto roter in here and went through the transfer system and found an obstruction at the same point. Pipe had collapsed. Seems that the pipe put under the walkway had penetrated the pipe and collapsed the sewer line. Estimated cost of \$2,000. Nick, Frank and Don fixed it for about \$15 in parts and a bit of smelly labor.
- 6 Mulberry tree needs to come down. It's dying and hanging right over the slide.

C Architecture ..... Frank Sargent

D Public Relations..... Dick Thompson

1 Next Communicator: All articles done by 9/7/99 and distribution on 9/15/99

a New Members of Malvern

b Fall Budget Meeting

2 Need to put out a letter to membership about the pool usage and change in codes.

E Finance ..... Bob Schantz

1 Approve statement of income and expense.

F Roads..... Kemper Deane

1 Pine Torch – done and paid for.

2 Sleigh bell – Graded and put some stone on there. Turn around graded and vegetation cleared

3 Ashlawn - Do the same as Sleigh Bell. Steven Jarrell will do that. Will cut and chip trees

a Bud asked that we apply tar and gravel to Ashlawn to control dust. Kemper attempted to explain that asphalt is cheaper in the long run than tar and gravel. Bud is concerned that we are spending too much on the roads and that people will drive too fast down the road if it is fixed.

b Cecil Huffman is concerned about the application of calcium chloride and the rust it will generate on his cars.

c Grover Deane suggested that we just pave the road outside of the woods. That should be easier and cheaper to do right now. It's costing us how much to patch the roads? Could we save that patching money and just pave the lower half of Ashlawn.

d Could we save some money by having the power company come out and trim first before Jarrell works on the road.

e \$57K to just pave. Excavating and preparing is not included in this price. Ashlawn would require another \$8K to clear it. Probably another \$10K to change the road to really usable condition

4 Road schedule and publish in the Communicator

5 Dick asked Kemper to get a quote on paving all the roads in Malvern at one time. What kind of discount could we get? How much would the loan cost from the bank? Kemper said it would be hard to estimate the cost of preparing the roads for paving.

VI Next Meeting – August 10, 1999 at 1900

VII Adjourn at 2115

Secretary of the Official Board – Scott Rife

July 21, 1999

Dear Fellow Member:

We have some very serious security problems to solve regarding the Malvern swimming pool, and we are writing to ask for your attention and your help. **THIS CONCERNS EACH AND EVERY MALVERN MEMBER WHETHER OR NOT YOU ARE A USER OF THE SWIMMING POOL. PARENTS, PLEASE REVIEW THIS LETTER WITH YOUR CHILDREN!**

Most would agree that the pool is a tremendous summertime asset to our community. It is a beautiful facility operated and maintained **BY MALVERN MEMBERS FOR MALVERN MEMBERS**. A (much too) small group of dedicated volunteers keeps the pool in tip-top shape for *YOUR* enjoyment.

Unfortunately, our private pool is being used more and more by people who have no connection to Malvern. Some come because they have been given the gate code by a Malvern member; some stroll in because the gate has been left open; some go over or under the fence. No matter how they enter, persons not accompanied by a Malvern member are **TRESPASSING**.

**WHY SHOULD WE TAKE THIS SERIOUSLY?** The most obvious reason might be that strangers are using for free what your hard-earned dues pay for and your dedicated neighbors maintain on a volunteer basis. But it isn't just a fairness issue, or a privacy issue, or a rule from the Malvern bylaws. There are also **SAFETY** and **LIABILITY** concerns that each and every member of this community should understand so that the Malvern community (collectively and each of you individually) does not become vulnerable to **LAWSUITS** if someone gets hurt because our standards are too lax.

Having a swimming pool is a big responsibility shared by each and every member, and you can do your part. Here are a few things to remember:

1. **NEVER** give the gate code to a non-Malvern member.
2. **NEVER** invite a non-Malvern person to use the pool unless you accompany them at all times.
3. **NEVER** open the pool gate for someone you don't know to be a Malvern member. If a stranger says they forgot the gate code, refer them to a Board Member.
4. **NEVER** leave the gates open for swimmers to wander in and out.

Continued.....

5. **DO** question unfamiliar swimmers about their membership in Malvern. Members should not be offended if asked for I.D.
6. If you encounter suspicious behavior, **DO** call a Board Member or the Police.
7. **DO** take a picture of suspicious behavior if you can. It's the next best thing to a surveillance video camera.
8. **DO** come to the Board Meetings on the second Tuesday of every month and **GET INVOLVED** in the discussions about strategies for dealing with our trespassing problems. Security cards are being discussed. Sign-in sheets are another idea. The next meeting is **August 10, 1999 at 7 pm at the Clubhouse.**

Very soon, all pool users will find that a new gate code has been installed. You will have to call a Board Member to obtain the new code. Please be a **RESPONSIBLE** Malvern member and regard the gate code and the swimming pool as the **PRIVATE PROPERTY** of the Malvern community. Do your part in improving security for **YOURSELF** and for all **YOUR NEIGHBORS**.

Please remember that pool hours are 8 a.m. to 10 p.m. If you are the last person leaving the pool at any time of day, please make sure the gate is locked and, if at night, the lights are turned off. The light switch is on the outside corner of the pool area closest to the Clubhouse.

**YOUR HELP AND COOPERATION IN KEEPING THE SWIMMING POOL SECURE IS PARAMOUNT IF MALVERN IS TO HAVE A POOL AT ALL. THANK YOU.**

#### The Malvern Board

Dick Kassler, President	948-5419
Don Buser, 1 <sup>st</sup> Vice President	948-7180
Frank Sargent, 2 <sup>nd</sup> V-P and Arch.	948-3977
Scott Rife, Secretary	948-5932
Bob Schantz, Treasurer	948-3518
Davy Aylor, At Large	948-6710
Nick Humphrey, At Large	948-3261