

Malvern Annual Election Meeting Minutes  
April 26, 2003

Board Members Present: F. Sargent, B. Anderson, B. Hunt, D. Cross, T. Hendricks, D. Aylor, and G. Bagley. There were 67 homeowners present.

Call to order at 10:02 am by F. Sargent.

Minutes of the October Budget Meeting read and approved.

F. Sargent report that many new warning road signs had been added around the community. He stated that lot 112 had sold and that lot 81 closing was this next week. A new Malvern map has been prepared with both the lot number and the new 911 addresses. Changes have been made to the Malvern construction packet since the last meeting to restrict the hours of construction permitted, and calling for lot cleanup before the increased escrow monies can be returned.

B. Anderson reported on the finances, and stated that all lot owners paid their dues for 2002 and only 3 owners currently still owe the 2003 dues. He reviewed the current bank statements and reported that the paving loan payments had been made early again this year. He requested that any address or phone number changes be reported to him.

T. Hendricks thanked M. Parryman and D. Hendricks for help with getting the pool ready for opening and for maintaining the computer with the pool pass information. He also called for help to maintain the chemical levels this summer.

D. Cross suggested that more home owners attend the board meetings that are held each second <sup>THURSDAY</sup> ~~Tuesday~~ of each month. She reported that the Communicator is the official means for the board to communicate information to the home owners.

B. Hunt reported that the switch to the 911 addresses has been completed with a mail box assigned to each address. He reported that 12 windows have been replaced in the Club House and that the kitchen had been painted by the Sargents. The dock area will be cleaned up this spring and any abandoned boats sold. He reported that the deck repair is going well and that it is ready for painting.

B. Hunt was asked to review why mail delivery to each driveway was not possible, and he restated the problems with narrow roads, the expense of hiring a delivery person, and other concerns.

D. Aylor reported that 11 homes are currently under construction.

F. Sargent announced that the old wooden sign posts are available for \$10.00 each.

F. Sargent asked for all present to turn in their ballots for new board members. F. Sargent, D. Aylor, B. Hunt were re-elected and B. Paul was elected to replace G. Bagley.

F. Saargent reported on the board's visit to the Madison BOS to request that the BOS declare the Malvern roads 'VA Highways' (this would allow the sheriff to issue tickets within Malvern). He read a resolution prepared by the County Attorney and asked for a vote. Several members asked question about the details of making the roads 'Hiways' and some voiced concerns about doing this. Following the discussion a vote was taken with 41 yes votes and 28 no votes. Since a 2/3 majority is required per the by laws the resolution DID NOT pass.

F. Sargent reported on the results of talking to an attorney about having lots 117 and 118 removed from Malvern. There is nothing in the covenants about this the attorney suggested that a 2/3 vote would be required. It was moved and seconded to let the Whites remove the lots, but by voice vote the motion DID NOT pass.

F. Sargent gave some history about the development of Malvern and the question of developing a second lake. Easements from several lots were taken, but two different developers went bankrupt and the completion of the lake and several other projects were not passed on to the homeowners. Our attorney feels that is no obligation to build the dam required to create the lake. Frank reported that a soil engineer and the construction firm had reviewed the site and both stated that the soil is not proper and the site would be difficult to build a dam on. He reported that the board would release the easement for the beach and parking areas and the homeowners could handle their easements themselves. Several homeowners voiced some opinions on this and asked to hold up releasing the easements.

D. Nicholson reviewed the costs of maintaining the roads and explained the advantages of having the state take over this task. He mentioned the ongoing costs, the liability if the Dark Run bridge washes out again, and the school bus problem (they do not have to come onto private roads). It was moved, seconded and APPROVED for the board to form a committee to determine what would be required to have the state take over maintaining the roads.

Ann Fergusson was presented with the volunteer of the year for her work with the legal paperwork.

L. Patterson read a statement expressing his feelings about how Malvern is being managed and made suggestions for change..

Adjorned at 12:50 pm

GARTH BAGLEY