

Malvern Club, Inc.
Meeting of the Board of Directors

Thursday, March 11, 2004

Board Members Present: Frank Sargent Brian Paul Bob Schantz
Diane Cross Davy Aylor Bill Hunt Bob Anderson

Club Members Present: D. Nicholson, J. Pender, B. & A. Adams, J. Woodward, C. Nomeyko,
T. Walsh, T. & D. Hendricks, D. Davis, M. Evans, C. Messa, C. & T. Williams

Call to Order: 7:00 P.M. Previous Business Meeting Minutes: Approved

Old Business:

1. Charles & Tracy Williams received the letter from lawyer DeJarnette about alleged violations of Malvern covenants: they attended this meeting to meet with the Board and their accusers to refute the claims. The letter from the lawyer (to Williams') was read aloud, and then the letter from Williams' to DeJarnette. Williams claims that no commercial business is being operated from his home: his teenage sons work on cars as a hobby, and that all of the vehicles are licensed except for 2. The reason that there are so many vehicles at his house is because there are 5 licensed drivers there, and each of them has at least 2 vehicles! Williams asserts that he was not contacted prior to the receipt of the letter from the Sheriff's department, or spoken to by any of the neighbors: D. Hendricks said she had talked to the sons. Amends appeared to be made by the end of the meeting. The Board considers the matter to be closed.

F. Sargent stated that the Board is planning to re-word the covenants to include vehicles and other abuses, and request Ann Ferguson to review also. Attorney DeJarnette is reviewing the covenants for making updates to cover other specific complaints which were not foreseen in the 1970's.

2. The Board approved Access Key to make the pool keys.
3. D. Kalish met with D. Nicholson regarding the lake entrance makeover: they are working with the fire department to get a dry hydrant and finish the roadway with stone. Discussed whether or not boats will be able to be stored there again: probably not.
4. Dick Thompson was nominated and approved as Volunteer of the Year.
5. D. Aylor is still working on the roof specs, but waiting for a warm day to get on the roof.
6. D. Aylor is working on getting a quote for building a 'sand storage' building.
7. B. Paul will check his schedule to see if he can attend the Virginia seminar on 'dam maintenance.'

New Business:

1. F. Sargent has received 2 mowing bids: (1) G. Yoder @ \$175.00 per mowing, and (2) Skyline Lawn Care (Loomis') @ \$175.00 per mowing. The Board voted to award the job to G. Yoder in 2004.
2. F. Sargent has a scheduled meeting with Alan Place to compare insurance rates with our current policy, bonding, and other matters pertaining to Malvern.

3. B. Schantz has contacted the Presbyterian Church and reserved the meeting room there for the April Semi-Annual Homeowners' Meeting.

Committee Reports

Finance: Bob Anderson

- B. Anderson had the Malvern records reviewed by an accountant, who found no irregularities, but suggested making payments of future loans by check to leave a clear paper trail.
- Dues are being paid: 82% have paid the regular dues, and 40% have paid the special assessment.

Architecture: Davy Aylor

- K. Goode (Lot 158) is approved for construction, but needed a variance from the front and side due to drainfield site. Final approval not to be given until a letter granting variance from the side neighbor is obtained.

Building & Grounds: Bill Hunt

- B. Hunt talked to K. Taylor about mowing lots: Taylor is concerned about the rising gasoline prices.

Roads: Frank Sargent/Bill Hunt

- F. Sargent received a letter from B. Cliver (Lot 222) requesting that Old Forge be paved this year, since our road loan is now paid off. Brian & Amy Adams (Lot 232) brought requests from other lot owners on Old Forge that the road be paved. The Board was asked what the criteria was for deciding to pave a road: F. Sargent explained that the criteria were primarily the number of homes yet to be built on the particular road, and that each new construction brings much road destruction to the road surfaces.
- J. Woodward (Lot 229) complained about the drop-off where the paving on Old Forge ends.

Pool: Frank Sargent

- Pool chemicals have been purchased for 2004.

Clubhouse: Frank Sargent

- After discussion on whether or not to finish the Clubhouse windows, it was decided that we would wait until the siding and roof were finished.

Public Relations: Brian Paul

- Information for publication in the April Communicator needs to be given to Brian by 4/1/04: The Communicator is due out 15 days before the Spring meeting.

Duly recorded by Diane E. Cross

Next meeting: Thursday, April 8, 2004

Adjourned at: 8:43 P.M.