

Malvern Club, Inc.
Monthly Meeting of Board of Directors

Thursday, May 13, 2004

Board Members Present: Frank Sargent, Jennifer Pinder, Davy Aylor, Brian Paul
Club Members Present: Patricia Owens, Isaac Woodson

Call to Order: 7:00 P.M.
Minutes of April 8th and 24th Approved.

New Business:

Boat Racks by the Lake:

- P. Owens asked about the boat racks. Boat racks are supposed to be there. Now there is no place to put her paddleboat, which cannot be transported easily.
- F. Sargent explains that the boats are taking up space that is possibly going to be used for a pavilion; the boats cannot be there during construction. F. Sargent also refers P. Owens to the Beach Committee who oversees the project so that they can consider the issue. The Beach Committee includes members: David Kalish(Chairman), Don Nicholson, Kilpatrick, Wallace Harvey, and Caroline Busick.
- P. Owens suggests putting racks on the clubhouse side of the lake.
- F. Sargent explains that he is not opposed to this option however it has been discussed and no one could come up with a good way to do it, due to inhibiting factors on that side of the lake.
- B. Paul explains that boat racks are not ruled out, however they must be out of the way for now so that a planned dry hydrant can be put in.
- F. Sargent states that he is not opposed to boat racks on the clubhouse side if someone can come up with a way to do it.

Sleighbell Road built too far on Lot#105:

- I. Woodson points out that Sleighbell Rd. was put too far onto his property. The road was cut in before the survey was done, and was placed about 25 feet over the easement on his property. Trees on his property were removed for the road to be placed and he has received no compensation. He had his property surveyed to show where the road is wrongly placed. He also provided a letter from his lawyer written soon after the event occurred asking the issue to be resolved. No action was ever taken. Now he is considering selling and would like the issue resolved beforehand.
- F. Sargent says he was not aware of issue on Sleighbell Rd.
- D. Aylor says contractor named Anderson put Sleighbell Rd. in and that we have stopped using the contractor after this issue. David Kalish (not present) may know more about this issue and may even have a copy of the survey presented.
- To Be Done: Come up with options for solving this problem. Compensation, moving the road, etc.

Old Business:

- Approved meeting minutes from Annual Spring Meeting
- Loan was approved at Annual Spring Meeting
- Matt Utz still has not paid the road impact fee. The case has been turned over to Elliot DeJarnette (Lawyer) for further action.
- Rodney Jenkins quoted \$600 to remove the dead tree on the 634 side of the mailboxes. Tree is in danger of falling on mailbox structure or roads. Board wants a second estimate; thinks this estimate may be a bit high.
- Mike Kirkpatrick (Ashlawn Dr.) is looking into Remodeling Clubhouse-coming up with something.

Finance:

- Finances reviewed.

Architecture:

- Lot#176 (Mark Hicks)-Approved Variance for Garage, approximately 55 feet.
- To Be Done: Need simple letter/form showing variance is approved for Lot#176.
- Lot#6 (Living Solutions, Mrs. Robinson)- Approved building plans, house meets requirements, and Escrow is paid for.
- Lot#231 (David Davis) off of Old Forge Road -Approved addition to his house.
- Lot 115: (Neil Johnson) –Approved house previously. Escrow has now been paid.
- Lot 173: (Steve Reed)-Approved Shed.

Roads:

- Gravel access road to Beach/Lake off of Ashlawn Dr. looks good. Contractor thought we were going to pave it.
- Money saved by making Old Forge Rd and Sleighbell Rd. narrower and by not paving Sylvan Ct. This allows us to extend overlay on Covered Bridge.
- Contacted Weaver Works to find out how much snow removal for all of Malvern (~9 miles) will cost.
- Malvern Club obligation to keep promises made by developer prior to Default. Issue has been explored legally and Malvern Club is free of obligation to fulfill these promises for things such as a Stable, Second Lake, etc. Malvern Club can elect to continue creating amenities and maintaining amenities but is under no legal obligation to do so.
- Nick Humphrey, Frank Sargent, Bill Hunt, interested in finding out where stakes are for Malvern Dr. Bill Hunt wants to have it surveyed to find out if Malvern Rd. many not need easement for a few houses since road may not be on their properties.
- Sylvan Lane, Pine Ct. and Sylvan Ct. property lines do not go to center of roads.

Pool:

- Pool Keys were passed out to those who came to retrieve them. Many more keys have been paid for!
- Only Bob Anderson or Frank Sargent will be allowed to make new keys at Access Key.
- Pool Committee: Frank Sargent, Bob Schantz, Mike Perryman, Lynda Brown, Rex Nomyko, Pat Rowe established to look after the Pool and keep it going.

Clubhouse:

- Clubhouse-Waiting for Roofer.

Grounds:

- Don Self mowed dam, too steep to mow some parts. Possible options are weed-whack it or Brush kill it.

Public Relations:

- Malvern Website costs discussed. \$25/year web address fee approved.
- Open forum is opposed due to space considerations on the site.
- Letters to the Editor in Communicator discussed. It would need to be restricted in length if allowed in Communicator.

Duly recorded by Jennifer Pinder SEC.

Next Monthly Meeting: June 10th, 2004

Adjourned 9:00 P.M.