

**Malvern Club, Inc.**  
**Monthly Meeting of Board of Directors**

**Thursday, June 10, 2004**

**Board Members Present:** Frank Sargent, Jennifer Pinder, Davy Aylor, Brian Adams, Bob Anderson, Bill Hunt  
**Club Members Present:** Garth Bagley(#179), Brad Miller(#134), Toby Allen(#219), Jay and Valerie Miller(#130), Diane Cross(#8), Don Nicholson(#25A), Matthew Utz(#213).

Call to Order: 7: 09 P.M.  
Minutes of May 13<sup>th</sup> Approved.

**New Business:**

- Passed out information packet introducing new junked vehicles and fence restrictions to discuss next meeting.
- Paving is complete.
- Slow Children Playing sign needed by Lot#99
- Dead Tree by Mailboxes. Last meeting decided to get second estimate on removal existing estimate of \$600 sounded too high. Rodney Taylor has offered to use is bucket truck to help take tree down.
- Jacky Helm with Verizon asked for change in easement for telephone lines. Too difficult to place them in existing easement. Easement signed by Frank Sargent.
- Large Pine Tree by Clubhouse fell down in mid-May storm has been removed: Thanks to Bob Shantz, Nick Humphery, Tom Polaski, Frank Sargent for their volunteer efforts in taking care of it.

**Old Business:**

- Novac?
- Issaac Woodson(#103,105) on Sleighbell hasn't responded to request for plat copies from his survey showing Road is on his property. Still waiting.

**Finance:**

- Regular Assessments have all been paid in full.
- 175 of special assessments have been paid.
- \$100K loan has been taken out from Second Trust Bank in Madison.
- \$23K first.
- Changed all accounts over from Wachovia to Second Trust.
- Paid Stanley damage repairs on Butterchurn Way
- Road paving and repairing paid for.
- Discrepancy between amount billed for and amount estimated. First estimate was lower, second estimate was \$89K. Seem to have been billed for first estimate but work was done for second estimate. May still receive a bill for the remaining amount.
- Passed out monthly budget and account transactions statements

### Architecture:

- Lot 175: (Daniel Biggs)-Application for deck between existing house and garage approved.

### Roads:

- Stone put down, beach area covered
- Fire Chief called, dry hydrant to go in any day now.
- Surveying entrance and Malvern Dr.-Preliminary estimates for Malvern Dr. (Malvern Entrance to clubhouse) is \$4,800. Comments are, price is low for so many lots and amount of space.
- Motion to get Survey done- Approved.
- VDOT reply letters: 4 of NO Answers have not been called.
- People who have not responded need to be sent another letter.
- 4-6 NO's, 1-2 solid NO

### Snow Removal sighted as primary reason for NO answer:

- Don Nicholson says if we get a really big snow, we can't handle it with the tractors people are currently using.
- VDOT pays more than what we pay for snow removal, may have to pay up to \$75/hour in future
- Selling off properties has paid for existing roads. There are no more properties to sell and the expense for roads is only going to increase.
- Only \$29,250 taken in on special assessment for roads
- No reserve exists so other improvements to community cannot be started
- Cost is \$200K just to put 1 ½ inch topcoat on all Malvern Drive and Covered Bridge Drive.
- Bill Hunt recommends getting numbers for cost deficit that will occur due to roads- show all road costs from previous road work.
- Over half of this years budget for roads is already spent.
- Cost of road maintenance is expected to increase.

### <ENTER Matt Utz Lot#213>

- Frank Sargent: Building packet from Matt Utz was approved but application permit was not issued because escrow for road impact had not been paid. Matt Utz, an owner/builder, started building his house already and has completed the foundation and part of the structure. A stop work order was sent to Matt Utz through an Attorney.
- A letter was received back from Matt Utz explaining that he has not paid the fee based on principle.
- Matt Utz: Fee is unfair since most people who have built here built before the fee was instated so they did not have to pay the fee.
- Toby Allen: Additions such as patios and garages to existing houses do not have to pay the fee, even though large trucks from these activities may also damage the roads.
- Frank Sargent: The decision to instate road impact fees was a difficult one, but it was determined to be necessary.
- Roads impact from construction vehicles can go unnoticed since what appears to be a small amount of damage can become a large amount of damage in years to come.

- New construction is more likely to damage roads due to higher amount of traffic and longer duration of construction time.
- We cannot assess a fee on every truck that comes through the neighborhood, so this is the best way to cover part of the expense.
- Matt Utz: Wants a copy of documentation showing when this rule was voted into the by-laws. Says he will pay fee when he receives it but will work to have it changed back.

**Pool:**

- Suggested that people who are helping to maintain the pool should get a free key since it is such a large obligation.
- In past, Denis Biggler was paid \$125 for looking after the pool.
- Bob Anderson: How many pool members are there now? Last year it was 180+?

**Clubhouse:**

- Clubhouse-Still waiting for Roofer.

**Grounds:**

- Bush Hog: Kathleen Brawler(95) will send check, Stillwell(131) will send check
- Stillwell(131) concerned about junk cars on adjacent lot.
- Jay&Valarie Miller (130)-cars have been moved off of the road into the driveway as of yesterday
- Dam Mowing: Don Self finished mowing dam and hauled stump away. Very cheap.
- Dam is inspected every two years in writing and every 6 years by an engineer. No trees can be allowed to grow on the dam as they may break down the dam structure.
- Frank Sargent: 3 new beach signs have been order- "Boat Ramp", "Parking", "Fire lane", and "No Parking"
- Frank Sargent: Boat racks- O'Neil's still wants to have a place to keep boat. Frank suggested she get a group of volunteers together and pointed her to an area, where, if they want to, they can clean it up and store boats there.

**Public Relations:**

- Brian Paul not present.

**Malvern Website:**

- Prototype shown and discussed
- Suggestions include adding more newspapers to list of local sites, put budget on website, TBD: Create a list of the Malvern Rules and Regs from the by-laws, deed of dedication and amendments that can be reviewed and edited next time.
- MalvernOfMadison.org better than .com since we are non-profit.

Duly recorded by Jennifer Pinder SEC.  
 Next Monthly Meeting: July 8<sup>th</sup>, 2004  
 Adjourned 8:30 P.M.