

**Malvern Club Inc.
Monthly Board Members Meeting**

Thursday Sept. 9, 2004

Meeting Commenced at 7:05 PM.

Board Members Present: Frank Sargent, Bob Anderson, Brian Paul, Brian Adams, Jennifer Pinder, Davy Aylor, Bill Hunt

Members Present: Bob Schantz, Don Buser, Larry Paterson, Jay Miller, Diane Cross

New Business

- Church rental for October 16th Semi-annual meeting of the membership approved.
- Modular Homes Issue: A modular home was submitted to be built on Old Forge Rd. The home was rejected by the Architectural committee because it wasn't what the committee considers to be a "Modular" home.
 - Frank called a Clayton Homes representative.
 - The representative claimed that it was a "Modular" home but visits to the Clayton Homes model homes by Frank Sargent and Larry Patterson proved that they were more like manufactured homes or trailers rather than what the Board has come to see as Modular homes. The new homes being built by Clayton Homes are able to meet all code but are on a steel frame just like a trailer. These homes look like houses but they are really trailers. They can be set on a concrete slab. Tried to get more information from Clayton Homes representative, looked like a house but it was really a manufactured home that meets minimum codes.
- [Both manufactured and modular homes are built offsite and transported to the location. Modular homes are similar to stick built homes, which are assembled offsite, often to more stringent requirements than a normal stick built home. Manufactured homes, also built offsite, are generally lesser quality than stick built homes. While stick built and modular homes are expected to last hundreds of years with maintenance, manufactured homes generally have a much shorter depreciation cycle.]
- Larry Patterson: Everyone needs to understand the difference between a modular home, and a manufactured home. A manufactured home [a trailer] does not have to meet the same requirements as a modular home. A manufactured home need only meet HUD applied standards while a modular home must meet the same Virginia and Local building codes that a stick built home must meet. Virginia has adopted the International Residential Codes.
- Axils have to be welded onto the frame for it to be considered a manufactured home. The new "modular" homes produced by Clayton Homes avoid this by bolting the axils to the frame, thus making them removable.
- All they have done is upgraded their manufactured homes to meet minimum modular home codes.
- The Malvern Club Architectural Committee submitted changes to the permitted structures in the Building Packet to be reviewed by the Board.(see document Recommendation for Amendment).

- Brian Adams: Clayton Homes not very good, leave people w/o grading, insist on full payment up front, his lending company won't even finance them due to all of the problems they have had.
- Voted to bring up Building changes in the October meeting of the membership.
- Larry Paterson: Make sure we notify people of these changes.
- Need to get copies of what we want to do with this out to membership to meet By Law X requirement for notice by Sept. 25th.
- Need to get Communicator mailed out in next 2 weeks.
- Frank Sargent: Should make the building requirement changes a separate package mailed out to Members, not just in the Communicator.
- Brian Adams stepping down from board- moving out of Malvern due to sale of house.
- Don Buser voted onto board to take Brian Adams place.
- Bob Schantz voted Chairman of Nominating committee for candidates for April election.

Old Business

- Tree at Post office box removed by landscaping service – A. Jr. SISK
- Realtor signs, gave 10 days to remove the signs and they all disappeared within the time frame.
- Power Lines across lake are gone.
- Handicap ramp for clubhouse painted with grip paint.
- Boat Storage: Mrs. Brower, no objects to boat storage being set up on her property as long as it is kept neatly.
- Committee should make a contract for people to be allowed to place boats there, contract should make them responsible and aware that they are to keep the boat storage area neat.
- No 17 foot canoes allowed down at lake according to the by laws, but no enforcement. The by-laws allow for up to 15 feet.
- Another dead tree removed by the clubhouse

Communications

- Brian Paul: clubhouse rentals for yard sales edits (see notice): clubhouse not used for yard sales, allow use of picnic tables, pool bathroom will be available. Regarding yard sale cleanup, add a clause stating that a fee will be charged for messes left behind after the yard sale.
- Yard Sale hours: 7AM-2PM
- Bill Hunt: don't forget about the universal sign that everyone will be allowed to use.

Finance

- (Passed out documents: Expense Statement, Register Report 8/1-8/31, Special Assessment Income vs. Road Maintenance, Malvern Income vs. Expense Budget Proposed)
- Misc. part of Mowing was Poole Income in last years budget, proposed budget breaks this part out into a separate category

- Possibility of enlarging clubhouse discussed, would allow annual meetings to be held in clubhouse
- Question: What is current loan amount? Answer : \$100k
- Increases to proposed budget will increase members regular dues
- In expense area, need to show Misc. Expense as Mowing & Misc. since most of it is mowing.
- Add Reserve as an Expense.
- Proposed increase in dues amount of \$75. Current Dues amount is \$225.
- Bob will make suggested changes
- If roads go to VDOT fees will change- special assessment go away eventually
- Must plan to have money to offset costs of future expenses
- Need a fund for road improvements
- Changing due dates of dues to get it away from Christmas.
- Approved through vote- New due dates will be: March 1st-March 31st for Member Dues, June 1st-June 30th for Special Assessment.

Architectural

- Corbett Messa Lot#228 talked to Tony Arrington Lot#227. Arrington Approved Variance.
- Garage was originally approved on the right side of the house but needs to put it on the left side now to avoid drain field
- Voted to approve 15 feet off of property line.
- Clubhouse roof should be fixed this month

Roads

- VDOT letters of response sent out (current map showing objects passed around)
- Yellow= No Contest or Yes, Need information to respond to VDOT questions
- Need to have another committee meeting
- Asked Lot owners on Ashlawn Dr. what their thoughts on Ashlawn Dr being turned over to VDOT would be: Lot owner on Lot#57 says will not go for it-ever.
- Question Elliot DeJarnette and ask if he can tell us what notices the Mortgage companies will require for turning roads over to VDOT
- Deposit for building other structures rather than just new construction

Clubhouse

- Shampooed carpets, looks much better
- Leona Yoder, called about a request for from a couple of members to have the clubhouse for 2 hours 4 times a month (one evening/week) at a reduced rate. The clubhouse would be used by 4-10 women for Mary Kay sales meetings 7PM-9PM.
- Voted to approve request at \$25/month for 4 meetings/month.

Grounds

- Replaced steps that are broken
- Used no skid paint on steps too

Next Meeting of Board October 8th, 2004
 Communicator out by October 1st.
 Meeting Adjourned: 9:05 PM