

Malvern Club Inc.
Thursday, January 13, 2005

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:02 PM

5 Board Members were present. 10 Malvern members were present.

I. New Business

- Meeting minutes of Dec 9, 2004 reviewed and approved.
- An issue was raised to the board concerning reckless driving that seemed to be linked to a group of teens that rented the clubhouse. Discussion pursued on obtaining a signed contract for all renters of the clubhouse and the reoccurring problem and concern over speeding and in this case reckless driving in Malvern. The president will continue to investigate this claim and will be meeting with the responsible adult to discuss guidelines.

II. Old Business

- Following up from new business reported on Dec 9, 2004—The president would like to propose to the members a vote to sell 0.346 acres at the end of Carriage Lane which is owned by Malvern to the adjoining lot owners. This would have been the future site dam site for the other lake. This will need to be discussed by the membership because it would imply that there will be no future lake constructed.

Dam Updates

- The Board made a motion; it was seconded and approved for Frank S and Bill H to oversea all engineering, surveying, and construction repair of the Malvern lake dam until completed.
- Gloeckner Engr and Survey Inc is working with us on the dam. The inspected and reviewed some of the paperwork and billed Malvern. Additional needs were discussed in order to bring the dam into compliance with the State inspection. These needs include obtaining a contour map, erosion control plan, and the extensive work. An estimate was provided. Frank S and Bill H will be reviewing the estimates and preparing a plan for consideration by the board. Although the State has not set a deadline, **this work has to be done.**

Boat Storage

- Bill H revised the draft boat guidelines updated at the Dec 9, 2004 board meeting and added a boat length entry to the contract form. Board approved the changes.
- The requirement to change the By-laws was revisited to allow for the 17' canoe. It was discussed and a decision made to go ahead with the formal by-law change so that it reflects the correct length for canoes.
- Boat contracts will need to be turned in NLT end of February. Information will be provided along with the dues reminder.
- A member mentioned the need to move the boat launch away from the dry hydrant so that boats do not rub the dry hydrant during low water periods. It was discussed that the other

side could be used but would need to lay down some gravel. This needs to be further researched.

III. Committee Reports

Finance

- Finance report was provided.

Roads

- Bill H raised concern over the movable speed bumps and the possibility that they may be moved around by unauthorized persons. Discussion followed on use of permanent speed bumps. The option of using speed bumps to slow traffic is being considered by the Board.
- **SPEEDERS** in our neighbor continue to be of great concern to all. It will be placed in front of the membership in April to vote on either installing numerous speed bumps to control traffic speed or as an alternative to the speed bumps vote to open the roads to the public so that the Madison Sheriff can begin to patrol and ticket speeders. There appears to be an increase in the number of complaints and now reckless driving that to date has not resulted in an accident but how long can it go on before someone is seriously injured.
- A letter to Estes on the status of his survey of Malvern Drive and abutting lots was mailed in December 2004. The president has not received an update as of Jan 13, 05. Estes has until Jan 27, 2005 to reply.
- Letter was received by the board about water run off and drainage onto Lot 161 as a result of clearing of an adjoining lot. The president and a member will take a closer look at what could be done within the easement right of way controlled by Malvern.
- A letter was emailed to the Board requesting an update on road paving schedules so that she could determine the appropriate time to pave her driveway. A response was given.
- Miss Utility will be contacted to mark lines on the road near the entrance and mailboxes so that gravel can be layered on the soft and rutted areas.
- An estimated was received from Thompson Lawn Care on snow clearing in Malvern. No action is required at this time because the road clearing is already contracted for 2005. However, this estimate will be useful for future considerations.

Clubhouse

- Charles N. Smith has started the gutter work on the clubhouse.
- Recommendation that due to the **pressing needs for repairs on the dam** that all future clubhouse improvements are placed on hold to include window replacement listed on the 5-year plan, overhang repairs, and future clubhouse expansion.
- The president will discuss with the volunteer clubhouse coordinator, all clubhouse agreement forms and procedures. Clubhouse rentals continue to provide substantial monthly revenues.
- The president obtained a copy of the clubhouse septic fields from the health department. This information will be filed with the Board.

Public Relations

- The Malvern website is complete and can be found at www.malvernofmadison.org. Please check it out.
- Charlie E has volunteered to prepare and publish the Communicator. This will be a big help.

Pool

- Volunteers will plan to meet in Jan 05 to discuss and draft pool guidelines and determine dates that new keys will be made available.

Architecture

- Reported on obtaining escrow and road impact fee from Lot 192.

Meeting adjourned at 8:37 pm.

Next Board meeting scheduled for 10 Feb 05.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board Member