

Malvern Club Inc.
Thursday, March 10, 2005

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:01 PM

Five Board members were present. Five Malvern members attended the meeting.

I. New Business

- Meeting minutes of Feb 10, 2005 reviewed and approved.
- The President informed the Board that there are only 5 newspaper boxes remaining. An additional rack will be built.
- An update was provided on Dam submissions. All permissions have been received from federal, state and local authorities to proceed. Bids will be taken in the next several weeks.

II. Old Business

- Volunteer plaque is being prepared.

Boat Storage

- Five boat applications have been received by the Treasurer.

III. Committee Reports

Finance

- Report was provided by the treasurer.
- Dues have been trickling in. To date, of the 234 lots, 59% have paid regular dues; 28% have paid special assessments, and 32% have purchased pool keys.
- On 21 Mar 05, the books will be audited.
- Insurance has been paid for 2005.
- State and federal taxes have been submitted.

Roads

- Miss Utility marked lines on the road near the entrance and mailboxes so that gravel can be layered on the soft and rutted areas. Crusher run will be layered once the weather improves.
- The culvert by Mike P's has lifted and water is running underneath. Kemper D will be meeting with a contractor on 11 Mar to review the options for repair to prevent the road from washing out.
- The President is considering at least 3 proposals for mowing roads and common areas in 2005. The three possible candidates include Thompson's Lawn care, Frank Deane, and Glen Yoder.
- The Board discussed the possibility of removing the island at the entrance and moving the Malvern Sign. A new Malvern Entrance Committee will be formed to research the options and costs.

Dam

- All approvals have been received for the Dam. The Dam Committee is ready to take bids from 3 sources to include Falconer Construction, Haley Chisholm and Morris Inc. out of Charlottesville who originally constructed the dam, and RVI Constructors in Madison. There will be a 2 week window to submit bids.
- The Dam committee will review the bids and meet with the contractors. Overall the cost for repairs is estimated to be approximately \$150K-175K.
- Several funding options are being explored to include Grant funds as well as securing a separate loan using the Malvern property as collateral.
- An update letter will be provided to all Malvern members.

Clubhouse

- The new clubhouse rules were approved by the Board on 10 Feb 05. There is no change to fees.
- The clubhouse has a donated vacuum cleaner by the President.

Architecture

- An update was provided.

Public Relations

- The President indicated that several items to be voted on during the April members meeting will need to be included in the April Communicator. These items include:
 1. Proposal to sell 0.346 acres at the end of Carriage Lane which is owned by Malvern to the adjoining lot owners;
 2. Option to open the road to the public which is a simply a formality we must go through to legally allow the law enforcement to patrol and ticket speeders. Because we are not a gated community, our roads are already used by the public.
 3. Request to change bylaws to reflect overall canoe boat length increase from 15' to 17'.
- The Communicator will be mailed on 1 April 05.
- A discussion by the board pursued on communication avenues available to, from, and between Malvern Club Inc, and members. There are many avenues to include the Communicator which provides a formal means for the board to pass critical information to all members; the bulletin board which is open for all members to use; the monthly board meetings which are open to all members; and most recently email using the Malvern website.

Pool

- A draft version updating pool regulations was discussed. The final version will be presented for approval at the next board meeting in April 2005.
- It was voted and approved to replace the pool lock. These new keys will be made available to members who have paid the pool fee, and can be picked up during the April members meeting or at any of the regularly scheduled board meetings.
- Some pool chemicals have been purchased for 2005 and expenses are less than 2004.

Meeting adjourned at 9:08 pm.

Next Board meeting scheduled for 14 Apr 05.

Meeting minutes prepared by Linda B, Secretary, Malvern Board Inc.