

Malvern Club Inc.
Thursday, April 14, 2005

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:03 PM

Five Board members and six Malvern members were present.

I. New Business

- Meeting minutes of Mar 10, 2005 were reviewed and approved.
- An update on the Dam bids was provided. Two of the three contractors contacted placed bids; RVI Construction submitted a bid for \$161,598.20 while Faulconer submitted a bid for \$159,042.00. After a thorough review on April 13, 2005 by the Dam Committee along with more detail discussions with the prospective contractors, the Dam Committee recommended that Faulconer Construction should win the bid based on the justification that they provided a more complete and knowledgeable submission. After a brief discussion by the board it was voted on and unanimously approved. The contractor will be notified in the next several weeks and suggest that work can begin after May 1, 2005.

II. Old Business

- No old business.

III. Committee Reports

Finance

- Report by the treasurer along with an update that 14 members have not paid their dues for 2005. These members have been contacted.

Roads

- Frank S plans on using crusher run near the mailboxes now that the weather has improved.
- A special meeting was held on April 5, 2005 at which time it was voted on by the Board to approve P.M. Blakey Inc. to repair the culvert on Liberty Lane Road. A cost estimate was provided of \$2,184.50. This work has begun.
- Estimates have been received from RVI Construction and P.M. Blakey Inc for cleaning of debris and repairs to prevent a wash-out of the double culvert on Covered Bridge Road. All potential contractors will be re-contacted in order to obtain a more detailed and complete bid that will include the inlet as well as outlet repairs. Faulconer will also be contacted to inquire if they are interested in bidding on this project. Based on estimates this repair could go up to \$10,000. It was mentioned that if the members had voted to turn the roads over to VDOT, VDOT would pay and make the repairs instead of the members having to pay for these repairs.
- The President has obtained 2 bids for mowing roads and common areas in 2005 from Thompson's Lawn Care and Glen Yoder, coming in at \$255/cut for 26 cuts and \$195/cut and \$35/weed eating around the docks, respectively. After a discussion by

the board it was voted on by the board and unanimously approved to go with the bid by Glen Yoder. Letters will be mailed to both bidders by the Secretary.

- Several visual options were provided for moving the Malvern Entrance sign. Don N, who helped put in the sign, mentioned the details in attempting to move this sign. It was discussed that instead of moving the sign, perhaps the island could be reduced. The next elected Board will be left with this to address in more detail. However, Don N also mentioned that he has observed several cars driving the wrong way into the mailbox area and parking in the middle of the road. A sign used to guide the right of way for the mailboxes will be reposted. However, please remember to park in those areas on the side of the road when picking up mail so as to ensure the safety of you and others driving in and out of the neighborhood.

Building and Grounds

- Boat storage is complete and can accommodate 13 canoes and 7 paddle boats. The treasurer has sent out acceptance letters to boat storage applicants along with the assigned space storage number. Members who submitted applications and paid the storage fees should have these letters before the members meeting.
- Information was reviewed pertaining to mowing the empty lots. Mr. Taylor, who has provided this service in the past, increased his price slightly to reflect the increase in gas and bid it at \$50 for a full lot and \$25 for a half lot. All lots are mowed twice a year. The board voted and approved to continue this contract. Letters will be mailed to the lot owners.

Dam

- Bid updates were presented under New Business.
- The members will vote on approving the funds to repair the dam during the April 30, 2005 members meeting. A separate loan will be needed using the Malvern property as collateral.

Clubhouse

- New clubhouse keys have been made and have been provided to the clubhouse organizer.
- The clubhouse was rented out for the next two weeks. Clubhouse rentals continue to be a monetary asset for Malvern.

Architecture

- A request for construction to begin on Lot 197 was presented by the Architecture committee. The request was voted on and approved by the Board.
- The Architecture committee provided an update to the Board that they have been discussing the implementation of road impact fees for home improvement projects. The committee will detail their recommendations for review and approval at the next Board meeting.
- It was mentioned that fences, which need to be approved prior to construction, should be reviewed and enforced more rigorously and suggested that after the members meeting perhaps a special Communicator should be prepared highlighting all the updates and providing reminders to the members.

Public Relations

- The Communicator was mailed to members in early April. Chas did a super job.
- The President reviewed the agenda for the April 30, 2005 members meeting. No changes were noted.

Pool

- Pool keys have been made and will be ready to pass out to paid members at the April 30, 2005 meeting.
- An updated version of the pool regulations was presented. A discussion followed on number of nonmember guests that each lot could bring in at any given time. The Board voted on and approved the pool regulations with the suggested modifications. The new pool regulations will be provided at the meeting with each key. In addition they will be posted on the web, at the mailboxes, and at the pool.
- Bob Anderson and Don Buser volunteered to be the primary Board Members to contact in case there are problems or issues at the pool this year. We appreciate their efforts in advance and hope they will not be called upon.
- An estimate was obtained by Mike P from Payne Pools on a replacement cover. The estimate ranged from \$2000-2500. There is a rip in the current cover, but because of this cost we believe if we are careful we can get another year out of it before it will have to be replaced.
- An estimate was obtained from Payne Pools and Mike Perryman for daily care of the pool for a period of 18 weeks. The estimate for Payne Pools came in at \$85/week but only one day a week, while Mike Perryman estimated \$50/week and he would provide daily care. The board voted and approved to contract to Mike Perryman for 2005. A letter will be sent to Mike by the Secretary.

Meeting adjourned at 9:02 pm.

Next Board meeting scheduled May 12, 2005.

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