

Malvern Club Inc.
Thursday, May 12, 2005

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:05 PM

Five Board members were present.

Six members attended.

I. New Business

- Meeting minutes of April 12, 2005 reviewed and approved with correction to the Blakey information to indicate that work is still ongoing on the culvert.

II. Old Business

- Frank S. reported that P.M. Blakey will be working on the culvert job and the bridge job during the week of 16 May 2005.

III. Committee Reports

Finance

- A report was provided.
- Bob A indicated that Malvern has in the past donated \$300 to the Madison County Rescue Squad. The board voted and approved to donate \$300 again this year.

Building and Grounds

- Many thanks to Don B for the boat storage racks. Nine spaces have been rented.
- Frank S presented to the board a plan to mow the sides of the roads, as needed, using his own equipment at a charge of \$25/hour. The board discussed this option and voted and approved the plan.

Dam Committee

- Bill H indicated that the contract will start mid-June 2005 for the dam repairs.
- Adelpia has taken down the cable and Allegheny will be coming in to remove the wires and a telephone pole.
- Bill R and Bob A will discuss plans to visit the bank to complete the loan paperwork.

Clubhouse

- Bob A was asked to research a new mural design to replace the old mural in the main dining room. He presented an attractive sail boat design and estimated the cost at \$220. The board voted and approved to purchase this mural. It will be purchased after the room has been painted later this year.
- Frank S presented information for Patty O reference the use of the clubhouse June 20-23, 2005, 9:00am-12:30pm, for the purpose of hosting a group of kids. The focus of the 4 days will be to provide training on the ethical treatment of animals. This activity is sponsored by the Greene and Madison County Humane Society. The board

discussed a reduced rate of \$50 for the four half days and gave Jerry the power to make a final decision after further discussion with Patty.

Architecture

- Don B. requested that the board review and approve four lots that submitted construction packets. The lots include 230, 196, 101, and 212. A discussion pursued on the details for construction on lot 101 based on a question from Frank S. This is a proposal to build a modular home from Clayton Homes and there was concern over the roof pitch. The plans indicated that the roof was indeed to be a 6/12 pitch and that the house was to have a basement. It was agreed that this construction will be monitored closely for compliance. The board voted and approved construction packets for all four lots.
- Don B mentioned that there were 2 lots, #215 and #70, currently in violation of item #5 in the Deed of Dedication as it pertains to no improvement or alteration will be made to a structure unless there shall have been first submitted to and written approval obtained from the Property Owner's Association. Linda B will modify a violation letter and will send it to Don B for final approval and signature. These owners will first be sent this letter. Based on the response it will be determined if further action is required.

Public Relations

- The idea of a Special Communicator was discussed. The board agreed this was a great idea. Several ideas were shared as to the content. Much of the information will be pulled from the spring meeting. Linda will be working with Chas. A tentative end of May date was set for it to be mailed.
- Chas updated the members that Malvern classified and business directory were not being used and we were closing in on the 3 month trial. Due to the lack of interest, these will be removed from the web.
- Linda brought up that the standing committee information in the owner's packet and on the web contained inaccuracies. The new board will be updating the appropriate sections.

Pool

- Mike P and Frank S uncovered the pool on May 12, 2005. They started the filter system but it kept tripping the circuit breaker. Kemper D will be contacted so that he can take a closer look.
- Frank S installed a shut off between the pool and the clubhouse. A new pressure gauge was also installed that will help greatly with the pressure.

Other

Jennifer P discussed several ideas centered on summer gathering and events for the Malvern community. Some of the ideas included a picnic by the lake, Fourth of July celebration, and other community events. She agreed to look at the options and determine if there is interest in the community.

Meeting adjourned at 8:20 pm.

Next Board meeting scheduled June 9, 2005.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board