

Malvern Club Inc.
Thursday, September 8, 2005

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:10 PM

Five Board and six Malvern members were present.

This meeting began with an introduction by each of the members present. The President then opened the floor for the members for comments. No comments were voiced so the normal business meeting continued with the Committee reports

I. Committee Reports

Treasurer

- A report was provided by the Treasurer.
- Loan for the dam and existing road improvements equals approximately \$230,000. Repayments of \$53,600 are due each year by 1 May.
- To date 46 members have not paid special assessments. These are due by 30 Sep 05.
- The Treasurer reviewed the 2006 Proposed Budget in detail. After a discussion, the Board approved the budget. Details will be provided in the Fall Communicator due to be mailed by end of September 2005.

Secretary

- The Secretary passed out copies of the minutes from the last board meeting. These were reviewed and approved by the board members via email prior to the meeting.

Architecture

- The Board President was acting as Chair of the Architecture Committee. We are still trying to locate the complete Architectural Board records.
- Paul H. indicated an interest to serve on the Board and be appointed as the Architectural Committee Chair. A discussion commenced by the members and the board. The board then moved to appoint Paul to the Malvern Board. It was seconded and all the Board members voted in favor. Paul will act in Jimmy Dyer's old position and will remain as a Board appointee until Spring of 2007 when he can then formally run for the Board.
- New building plans for Lot #66 will be reviewed by the Architectural Board along with a relook of plans for Lot #9 to ensure compliance with all Malvern guidelines. The changes in the Chair for the Architectural Board will have an affect on all submissions. Please be patient during this time so that we make sure all guidelines are followed and houses and improvements continued to be built in the high quality standard that Malvern residents expect. If you have questions please contact any of the current Architectural Board members which includes Wallace H., Kemper D., Garth B., Dick T., Don N., and Paul H.

Building and Grounds

- TC Carter pumped the clubhouse septic tank. This bill has been submitted and paid for in full.
- Jay will contact Mike Richards Power washing to obtain a bid for washing the concrete as well as the fence on each side of the entrance road. The board will then determine a suitable color and with assistance from Mark E. will repaint the fence.
- Two Stone Masons were contacted about submitting a bid for work on the walkway stone around the clubhouse. Frank S. will review and submit a bid as well.
- The spring chicken by the pool needs replacement. Jay has removed the chicken and found a potential source for spring replacements. The cost was estimated at \$80. The board decided to obtain a new replacement spring.

Dam

- Cable by the Dam was loosened and will require tightening.
- The mowing contractor for the Dam will be contacted to determine why the grass was not cut on the far end. The grass by the gravel road down from the clubhouse to the toe of the dam also needs to be cut.

Clubhouse

- The newly purchased dishwasher was to be installed on 10 Sep 05.
- Jerry left a message with the parent's kids that were interested in volunteering to assist in projects. It is likely that now school is in session there will be very limited options.
- Rentals have been heavy this fall.

Roads

- There is still an opening on the Board for a Road Committee Chair. This is a critical position. If you have an interest please contact the Board President.
- There are several roads remaining in Malvern that have not been paved, equaling up to approximately 1 mile in distance. In preparation for paving, these roads will be reevaluated to determine if additional work is required before paving. This additional review will hopefully eliminate repeating mistakes from other roads that were paved in Malvern and are now in need of patching.
- Bill H. commented that we still need 5 more 25mph signs. The purchase of these additional signs will be researched.

Public Relations

- Charlie E. reviewed the schedule to prepare, review and print the Fall Communicator so that members will have a copy at least 15 days in advance of the October budget meeting.
- Jennifer P. paid for the web domain and web hosting for the Malvern site for both the first and now second year. The Board will approach Jennifer about reimbursement for the renewal costs.
- A bulletin board feature is currently being tested for the web. It will be coming soon.

II. New Business

1. Frank S. discussed the Malvern easements and the responsibilities of the property owners. Although Malvern Inc has a 25' easement on every property front, it is the property owner's responsibility first and foremost to maintain your property along the roads. This includes removal of dead and dangerous trees along with mowing along the road and trimming. Please take care of your lots all the way up to the roads. We do not want any accidents due to reduced visibility caused by tall grass or sudden road blockages caused by fallen trees.
2. Malvern currently has no truck to haul the sander. In the past Frank S. has hauled the sander but will not be available to help this year. If you have a ¾ truck and may be willing to help during inclement weather please contact the President. This currently impacts our ability to sand and salt our roads. This is a very serious concern as it directly impacts every one of you. The Board will research options in more detail in the coming months.

Meeting adjourned at 8:35 pm.

Next Board meeting scheduled October 13, 2005.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board