

Malvern Club Inc.
Thursday, October 13, 2005

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:00 PM

Five board and eight Malvern members were present.

This meeting began with a self 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

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. A motion was made to approve the minutes. The motion was seconded and the meeting minutes were approved.

Treasurer

- The Treasurer reported that three members were overdue. Letters will be sent to these individuals.
- The total net balance equals \$95,880.
- Loan for the dam and existing road improvements equals approximately \$230,000. The dam expense totals \$168,405. The board approved for a payment of \$60,000 against the A.R.M. Dam loan that will be reported to the members. This will payment will begin to reduce this amount as it is anticipated that the loan rate will increase in the coming months.
- The Treasurer reviewed the income and expense information that will be provided to the members during the Members budget meeting on 15 Oct 05.

Architecture

- Mary B. dropped off the remaining architectural files for the President. These files were provided to the new Architectural Board chairman, Paul H.
- Paul H. will be sending acceptance letters to several members based on recent submissions to include a new house on Lot #66, a new shed on Lot #6, and a new deck on the back of the house on Lot #193. Lot #9 was already approved by the board and has all the appropriate signatures from the President.
- The shed for Lot #199 has not yet been approved because it violates the 60' from the property line rule. This shed request will be reviewed in more detail.
- A complaint was raised about a member that is violating the 60" property line rule with the installation of sheds. A letter will be sent. In addition, there are questionable business practices ongoing on the property that may also be in violation of the covenants. The board is researching these allegations and will be preparing a plan for approaching this member.

- Please continue to report questionable behavior to the board so that they may investigate and formally approach the members.

Building and Grounds

- Mike Richards will power wash the concrete around the front mail box area and the fence by the end of October.
- Mike Richards purchased a new tractor and will be interested in putting in a bid for snow clearing.
- Jay located a website and a potential distributor in North Carolina for a new spring for our play ground chicken. Jay has not received a reply as of yet.
- The boats stored at the dock are to be removed by 30 Oct 05.

Dam

- Bill H. provided the final letter of inspection and approval. There was a question about the siphon yet to be designed by the contractor. According to the contractor this drawing is still planned but a date has not been formalized. The State DCR does not require the construction of the siphon at this time.
- Bill reported that several members cut the remaining brush off the top of the dam.

Clubhouse

- Clubhouse rentals hit an all time high through October 2005 equaling \$2047.

Roads

- A discussion pursued on the paving of the remaining roads vice paying off some of the borrowed money. The board voted to make a payment against the A.R.M. Dam loan totaling \$60,000 (see the Treasurer Committee Report).
- It was decided that the Board would obtain a bid for paving the remaining roads in the spring 2006. During the spring timeframe, the board will discuss if there are sufficient funds to pave these roads.
- The board has had a vacancy since the formal resignation of Jimmy D., effective 1 Sep 05. Bill H. volunteered to serve on the board. The board formally voted to appoint Bill H. to the board and as the new Road Committee Chairman. Bill's experience while serving on the board during the 2001-2005 timeframe will be valuable.

Pool

- Mike P. closed the pool on 28 Sep 05. The old pool cover will need to be replaced next year. Once the pool is opened in 2006, a formal estimate will be obtained. As a point of comparison, in early 2005 Payne pool provided an estimate of \$2500, to replace the cover.

II. New Business

1. The President met with Billy Hale, State Farm insurance agent, to discuss several insurance items. Bill Hale agreed to meet with the board to describe additional coverage that may be important.

2. Malvern currently has no truck to haul the sander. Frank S has agreed to haul the sander however he still needs a place to park the truck and sander. Bill R will be contacting Taylor to request permission to park the vehicle in his barn. If other members have available parking and would be willing to house the sander, please contact Frank S or Bill R.
3. The poplars by the pool require topping and shaping. The Board will be researching potential bidders.

Meeting adjourned at 8:32 pm.

Next Board meeting scheduled November 10, 2005.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board