

Malvern Club Inc.
Thursday, 8 December, 2005

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:00 PM

Five Board and nine Malvern members attended the meeting. One visitor was also present.

The President began the meeting by opening the floor to the members for comments.

- Frank S. provided an update on the clubhouse renovations to include replacement of two flappers on a toilet in the ladies bathroom to stop the leakage of water; men's room was painted off-white; the rug was shampooed; in the dining area a new mural replaced the old mural and the walls have been painted; switches and wall circuits were fixed. To date this has been all volunteer work. In the future, if we want additional renovations performed by Frank S he will charge a fee of \$10/hour. The next rooms to be renovated include the bedrooms.
- Barbara S provided an estimate on a new cabinet that would be placed in front of the new mirror in the dining area. Lamb's Brothers provided a cost of \$239 for an unfinished cabinet and Swett's Furniture provided a cost of \$439 and \$639 for similar size cabinets unfinished and finished, respectively.
- Barry C requested an update on his comment on Lot #221 during the October Member's meeting pertaining to an unsightly drainage ditch in the front yard and gasoline containers stored on the front steps. The AC evaluated the lot once but will go back to review the details and provide an update and recommendation to the Board.

I. Committee Reports

Secretary

- Minutes from the November meeting were approved prior to the meeting and have been posted.
- Linda B. provided in update on the contents for the special winter Communicator. Items to be included follow: road committee winter update, clubhouse reservations, clubhouse furniture donation request, Architecture Committee reminders on sheds and unlicensed vehicles, mail box reminders, and newly appointed Board members. The Communicator will be mailed before Christmas.

Treasurer

- The treasurer reported a total net of \$34,718.
- Bob A. reported an escrow refund to 106 Sleigh Bell Lane.
- Bob A. mentioned that based on our experience with the A.R.M. and the rising interest rates for the Dam loan, when considering how to pay for future projects we may take into account applying special assessments on members so that the total can be paid in full.
- Bob A called the owners of Lot #224 to clarify if indeed the culvert has been installed properly and the lot was clean. Malvern Board Inc. stilled showed a balance of \$500 that was retained from the owner 3 years ago when the culvert was not

installed properly. The owner acknowledged that they would indeed appreciate the money back, but recognized that they still needed to clean the lot.

Architecture

- Paul H provided updates on several applications that the AC is recommending for approval. These follow:
- Lot #178; request to remove dead trees.
- Lot #158; sheds application.
- Lot #210; shed application.
- Lot #162; tree removal.
- Lot #199: Shed was placed 80' from edge of road. This is a follow-up to the preliminary Board approval from 10 Nov 05 to a variance allowing the shed on Lot #199 to be placed 80' off the edge of Old Force Road, as opposed to the minimum 100' requirement.
- The Board approved all AC recommendations packages presented with a unanimous vote.

Building and Grounds

- All boats have been removed from the boat storage area.

Clubhouse

- A proposal was provided from the members for the board to consider buying a new cabinet for the clubhouse. A motion was made by Bob and seconded and all voted in favor of the purchase from Lamb's Brothers for the unfinished cabinet estimated at \$239.

Roads

- Bill H updated that board that a location has not yet been found for the sander. Therefore, it will not be available for use until this is resolved. If you have a garage that you would like to donate during the winter for this sander please contact Bill Hunt immediately.
- Based on a call from an owner on Sylvan Court over a concern of the amount of gravel, Don N regraded the surface and determined no additional gravel was required.
- Bill H is researching alternate an exit from Malvern out to Aroda Road.
- Bill H contacted the owner of lot 26 about a dead tree which is in danger of falling on the power line and Malvern Dr. The lot owner was very concerned and stated he would remove the tree as soon as possible.

II. Old Business

None

II. New Business

1. Bob A requested the formation of a Nominating Committee to address the 4 Board positions that will be opening in the spring. This will be reviewed in more detail and committee members will be assigned by the January meeting.
2. Linda B requested the formation of a Lake Sludge Removal Committee that would be tasked with researching and obtaining information from the appropriate officials about possible dredging of the Lake on the inlet end. The Lake is slowly filling in with mud and sludge on the inlet end. If left unattended, the Lake will fill up at least to the island and will become a mud flat. The President approved the formation of this committee. Initial committee members include Linda B and Bill H. If you have an interest in keeping our Lake and would like to join this committee, please contact Linda or Bill.
3. Billy Hale provided an update on our insurance coverage in Malvern. Based on the information he provided, the Board asked Billy to provide estimates with higher deductibles to include \$500, \$1000, and \$2000 for comparison against our current cost with a \$250 deductible. The board also requested information about flood insurance costs, with the Covered Bridge culvert in mind.

Meeting adjourned at 8:05 pm.

Next Board meeting scheduled 12 January 2006.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board

ADDENDUM:

Bill Hunt, Chairman of the Road Committee, requested a vote on an urgent item pertaining to the garaging of the Malvern road sander. The email follows:

Subject: Road Sander

Date: Dec 13, 2005 6:20 PM

I have made several calls to identify someone to store and drive the road sander. While talking with Frank S, he indicated he would be willing to have the sander placed on his truck and store it in his garage. He would like a storage fee of \$25.00 per week for the garage space. We should only need this for two or three months. He is also willing to spread sand on the roads, as needed, for an equipment and driver fee of \$35.00 per hour. This is consistent with the fee paid for other equipment and driver rental, except snow removal.

I recommend that we contract Frank at these rates. I would like your questions, comments and/or approval of this motion. It is critical that we make a decision before the ice storm forecast for this week.

Please send me your response as soon as possible. Bill H, Chairman Road Committee

By 14 Dec 05, 4 board members had responded via email and the request was approved.