

Malvern Club Inc.
Thursday, 9 February 2006

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:00 PM

Five Board and 8 Malvern members were present.

The President began the meeting by opening the floor to the members for comments. No comments were provided.

I. Committee Reports

Secretary

- Minutes from the January meeting were reviewed and corrected prior to the meeting. The minutes were approved by the board as presented.

Treasurer

- Bob A announced that he will be running for the board during the April 2006 elections. If voted back on the board, this would be his last two years. The Treasurer position is a critical position and if re-elected Bob would plan to spend a year transitioning his books and records to Jerry M who has agreed to take on these duties.
- Bob A provided the treasurer reporting a total net of \$37,952.
- Balances remaining on unpaid loans were reported as follows: Dam Loan balance \$84,113; Road loan balance \$82,213.
- The Dam loan A.R.M. interest rate has risen again and is now at 7.5%.

Architecture

- Bill R provided an update in Paul's absence. The AC met and discussed a potential item that may face Malvern Board Inc pertaining to a right of way across a Malvern lot to an adjoining 35 acres that is now up for sale. The board is watching the sale of this land closely.

Building and Grounds

- Bill H reported on behave of Jay that a locksmith is trying to be found for the new lock and keys at the pool. Bill H suggested Central Virginia Locksmith, who was considered when initial locks were changed. Bill R will refer this back to Jay for follow-up.
- Bill R will re-contact Mike P to determine if he will be renewing his contract for care and cleaning of the pool for 2006 season.

Clubhouse

- Jerry provided an update from the Clubhouse review committee. Additional comments were provided by the board and will be considered in the updated prices and forms.

- Jerry will contact Leona to determine who will be taking clubhouse reservations after April 2006. It was originally thought that Frank and Barbara, who will be cleaning the clubhouse, were to take the reservations as well but this has now changed.
- Karen P will be compiling a clubhouse inventory list. A discussion was led on compiling a more detailed cleaning list.
- The board decided to donate the organ. Frank S has a contact that may be interested in taking the organ.
- Frank and Barbara S will be taking over cleaning of the clubhouse for a fee of \$13/hour.

Roads

- Kemper D and Don N have agreed to drive the sander if needed during inclement weather for the remainder of the year while Frank S recovers from surgery.
- Bill H updated the board that the speed sign knocked down on Lot #166 as a result of a construction vehicle has been reposted.
- Speed limit and stop signs as approved by the board in the January 2006 meeting have been ordered from Todd Brown Inc..
- Bill H provided an update on the damage to Carriage Lane due to a private contractor. The owner was contacted pertaining to the damage and will be responsible for repairs. Several estimates were provided by Bill H. The first estimate includes repairing damage and putting down sufficient stone to prepare the road for future black topping. This estimate is \$9600. The second estimate was provided on minimal repairs to include gravel and opening up the ditches. This estimate was \$1510 that will include \$960 for repair and an additional \$550.00 for two loads of gravel.
- Bill H led a discussion on additional work that may be performed on Carriage Lane to improve the conditions, while the repairs are being made. The Board members voted and approved for the Road committee to spend up to \$1000 for additional road work which may be necessary, but not related to the damage.

Other Committees

- Bill H and Linda B provided an update on the Lake Sludge Committee. The new Lake Sludge Removal Committee mailed off a memorandum to the Army Corp of Engineers in early January. The Army Corp of Engineers replied with and provided a package of information to review and complete. Jimmy arranged for a meeting at the lake with an engineer back in mid January. Additional information and options for dredging will be forthcoming from this meeting.

II. Old Business

None

III. New Business

1. Malvern insurance deductible was raised from \$250 to \$500 resulting in an overall decrease in cost of \$500. Additional information will be obtained by Bill H from Billy Hale on higher deductibles and how this would affect the overall rate.

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2. The teen center was discussed. The board will be pursuing options for cleaning up and reopening the center. The exact function of the center has not yet been decided. If you have ideas or are interested in helping please contact a board member.

Meeting adjourned at 8:15 pm.

Next Board meeting scheduled 9 March 2006.

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