

Malvern Club Inc.
Thursday, 13 April 2006

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:03 PM

Six Board members and four Malvern members.

The President began the meeting by opening the floor to the members for comments. Barry commented that large vehicles such as tractor trailers and buses that are parked in the community not only cause road damage but are unsightly. He requested clarification on restrictions that may apply to these vehicles. The board commented that there is currently no restriction on the type of vehicles driven by Malvern residents and parked in their driveway. Breaking of the road most noticeably on shoulders is due to improper road paving and insufficient edging and has been accelerated by heavy vehicles driving on the roads. A more detailed report on road improvements was provided by Bill H later in the meeting.

I. Committee Reports

Secretary

- Minutes from the March meeting were reviewed and corrected prior to the meeting.

Treasurer

- Treasurer reported that all but two Malvern residents have paid their dues. The two residents have been contacted directly. In addition, 47% have paid both regular dues and the special assessment. For 2006, 51% of the members have purchased pool keys.
- Bob passed out copies of the income and expenses records.
- An update was provided on the outstanding loans. During the week of 17 April 2006, \$30,000 will be paid on the Dam loan and \$20,763 will be paid on the road loan. The Dam loan interest rate will go up to 7.75 on 1 May 06. Remaining balances were reported as \$80,000 on the Dam loan before the 17 April 2006 payment and the road loan balance was reported at approximately at \$80,000.

Architecture

- Paul presented 6 requests for board review and approval. All requests were pre-approved by the AC. The 6 requests follow;
 1. Lot #222; Request to clear sections of dense pine trees and replant, add a patio and lamp post.
 2. Lot #17; Redirect entrance of the driveway.
 3. Lot #162; Add an attached garage and convert existing in-house double garage into a recreation room.
 4. Lot #9; Shed request.
 5. Lot #135; Deck addition.
 6. Lot #229; Request for a 24x30 detached garage.The board voted and unanimously approved all of the requests.

- Trigon builders were called about a complaint that trash was blowing onto neighboring lots on Old Forge.

Building and Grounds

- Jay M reported that Central VA. Locksmith estimated a cost of \$629 to rekey the pool lock and produce 150 keys. A separate report was provided that Central VA. Locksmith is willing to sell two sets of keys and a separate lock for a one time fee of approximately \$1100. Jay is continuing to research pool rekeying and will contact yet another locksmith for a bid. Keys will be provided during the Spring member's meeting.
- Jay contacted Taylor for a bid to bush hog during the 2006 season, but did not obtain a solid bid due to fluctuating fuel prices.
- Linda B reported that Mike P will be willing to renew his pool cleaning contract. The cost is still be negotiated.
- Mike Richards will be power washing the mail box area and fence at the front entrance in early May. A more definite date will be provided later. Volunteers will be needed to paint the fence after it is cleaned.
- Jay reported that Glen Yoder is willing to mow for the 2006 season for an increase over last year of \$20. The estimate for mowing and trimming is \$215. An estimate of \$35 was provided for mowing the boat storage area. The board vote and unanimously approved the bid for Glen Yoder to renew his mowing bid for the 2006 season.

Clubhouse

- Jay M reported that the steps at the back of the clubhouse have not yet been repaired.
- Frank S reported that the women's toilet is leaking and needs to be replaced. The board agreed to replace the toilets. Frank S will contact Karen P directly to look for volunteers to assist in the replacements.
- Frank S asked about the status of the clubhouse power washing. This will be researched in more detail by Jerry M.
- Bill H reported that he contacted Davy A about clubhouse window replacements and he is willing to provide an estimate.

Roads

- Frank S brought up that the island at the front entrance should be reduced in size to prevent additional damage by construction trucks hitting the island. Frank along with Jay volunteered to donate their trucks to assist.
- Bill H reported that Don N contacted Robert Hoffman for an estimate on when he can begin repairs to damage on Carriage Lane. The contractor indicated he will begin work the week of 17 Apr 2006.
- Bill H will be contacting S.L. Williams for an estimate on paving the rest of the roads in Malvern. This information will be provided during the Spring Member's meeting.
- Bill H pointed out that the road shoulders need reinforcement. Bill H will obtain a bid and provide a report at the next meeting for the distribution of crush and run along the shoulders.

Other Committees

- Lake Sludge Removal Committee: Bill H provided an update on the potential sources of financial assistance for work on the lake to remove the sludge build-up. Section 206 applies to restoring of an ecosystem and section 22 applies to planning and design. The work planned does not pertain to restoring an ecosystem. If Malvern is to obtain any financial assistance it may be with assistance from the county administrator for a 50/50 split payment for planning only. Malvern will likely have to pay the county. However, Malvern will likely obtain no assistance for the actual work and will have to pay this in full.

II. Old Business

None

III. New Business

- Bob S. will meet volunteers at 0900 on 29 April 2006 to set up the church for our Spring members meeting.
- Board members are collecting proxies for the Spring Member's meeting on 29 April 2006. A quorum is required in order to elect the new board members. Bob A reported he has collected 1 proxy to date. Proxy forms are available at the front mail box area.

Meeting adjourned at 8:25 pm.

Spring Board meeting is scheduled for 29 April 2006 at 10:00am.

Next Board meeting scheduled 11 May 2006.

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