

**MALVERN CLUB**  
**Thursday, September 14, 2006**

**Minutes**

**Monthly Board Meeting**

Meeting called to order 7 PM by President

Board members present: Frank Sargent, Bob Anderson, Jerry Monnat, Jay Miller, Paul Hankla, Bill Rowe, Roberta Jalbert

Members attending: Barry Cliver, Barbara Sargent, Karen & Gary Pilkerton, Claire Anderson, Angie Wiseman, Glen & Leona Yoder, Garth Bagley, Charles Egen

Frank Sargent opened the floor for comments/questions from the members.

Barry Cliver raised a question about the use and storage of commercial vehicles on Malvern property. Concerns range from damage to roads, unsightliness and collisions. The Board will take the issue before the October Budget Meeting.

**Committee Reports:**

**Secretary/Public Relations**

Minutes of the Aug. meeting were reviewed.

Motion to accept minutes was moved and accepted.

The Communicator is expected to be complete and ready to print by next week.

**Treasurer**

Bob Anderson reports that 41 members have not paid their dues to date. Total funds available to date are \$46,341.72.

Board voted to accept the proposed 2007 budget for presentation to the members in Oct. Full report will be in the Communicator, due out this month.

**Architecture**

Paul Hankla presented applications from Lot 106 on Sleighbell for a 20' x 15' storage shed which meets all the guidelines.

Paul also presented an application from Lot 196 on Old Forge for a natural wood 3.5' high rail fence installed along the front of the property. Board approved both applications by majority decision.

**Building & Grounds**

Jay Miller reports that the Vandalism Committee has not met. Jay wanted to wait until he had a chance to discuss issues with the Sheriff's office but has not gotten an appointment. The Committee will schedule a meeting for Oct. to begin discussions and Jay will continue to try and involve the Sheriff's office.

Frank Sargent reports there are liability issues re: the Dam and an obligation to file a report with the State of VA each year as to the condition of the Dam. Gary Pilkerton agreed to be responsible for the inspection and reporting going forward. Frank has completed it for 2006.

Bill Rowe noted that the County of Madison may have some obligation re: the Dam if they consider it as part of a watershed management system. Bill will check with the County office to see if this is the case and report back to the Board.

Lot mowing and bush hogging of the back of the Dam will be done again in Oct.

As follow-up to our Aug. meeting Frank Sargent contacted our attorney about signage at the Entrance. The attorney advises that we can erect a sign to inform people of private property. Proposed sign will read: PRIVATE COMMUNITY  
TRESPASSING PROHIBITED

The Board moved to erect a sign with this wording and passed by majority decision.

### **Clubhouse**

Jerry Monnat reports receipt of estimates for window replacement throughout the Clubhouse and installation of patio doors in the large bedroom. Window World's estimate is approximately \$3500.00 total.

The Board moved and approved this expense by majority decision.

HVAC still needs cleaning and insulation but no estimates have been obtained.

Frank Sargent noted that the exterior needs power washing. Board approved by majority decision to contract for this service in October.

Final installation of new carpet and new connecting doors in large bedroom will be done after the window replacements are complete.

### **Roads**

Frank Sargent reports the cost to complete the roads – patching where needed and installation of gravel along the edges – will cost approximately \$6000.00. All roads in Malvern are now paved.

Installation of a speed bump between Ashlawn and the Entrance will cost somewhere between \$2500 and \$3000.

A culvert on Old Forge which was improperly installed must have cement block and a grate installed before winter to prevent damage to the road and possible danger of accidents. Cost will be minimal as work will be completed by volunteers.

The Board voted to approve above expenses by majority decision.

### **Long Term Planning**

Bill Rowe reports that the major capital components have been established and work is progressing on estimates for repair/replacement of each.

The Pool is still a major question. The Pool committee has not met to date, but a meeting will be scheduled.

### **New Business**

Glen Yoder noted that many residents have requested mail delivery directly to their homes. This might help reduce congestion at the Entrance and would be more convenient for many residents. The Postmaster has no objections. The entire community would have to agree to home delivery since we would not have an option of both home delivery and mail boxes.

This will be discussed at the October budget meeting.

Karen Pilkerton asks that she be informed of all persons serving on committees so she can thank them, etc.

Charles Egen noted that the Bulletin Board function on the website is an excellent vehicle for discussion of community issues and is underutilized. A mention of this will go into the Communicator.

Meeting adjourned at 9:00 PM  
Next Board meeting October 12, 2006  
Minutes prepared by Secretary  
Roberta Jalbert