

ANNUAL BUDGET MEETING
October 21, 2006

Board members present: Frank Sargent, Jerry Monnat, Paul Hankla, Bob Anderson

Meeting called to order: 10:08 AM

Board members introduced

Diane Cross substituting for Secretary

Minutes from April 2006 meeting approved by the Board

Frank Sargent voted in as interim President thru April 2007 elections

Roberta Jalbert voted in as Secretary through April 2008 to replace Linda Brown

Treasurer Report:

The proposed 2007 budget was reviewed and approved by hand vote. Remarks:

The bank has increased Malvern's money market interest rate and capped the dam loan, changed from variable interest rate

Many road impact fees not expected in 2007 due to less building

Clubhouse rentals are expected to be higher with resulting higher heat and maintenance bills

Road maintenance expected to be higher

One lot has not paid the special assessment of \$125.00

Bob Anderson will retire from the Board in April 2007

Rodney & Sharon Taylor want to know when the pool will be upgraded (not until the road & dam loans are paid)

Wesley Webb asked if impact fees apply to renovations/additions – NO

Reminder to members about the Malvern website: www.malvernofmadison.org

Architecture Committee:

The last approved house (lot on Liberty Lane) is under construction

Buildings & Grounds:

The size of the entrance 'island' has been reduced

A new committee has been formed to study vandalism issues

The Madison County Sheriff's Office has been contacted about setting up a Neighborhood Watch program

Boat owners have been contacted to see if they want to leave boats at the dock year-round

Clubhouse:

Clubhouse will be rented to the Mike Stiles family while they await reconstruction of their home that was burned

A study will be conducted regarding the feasibility of converting the heating system from oil

Ladies toilets have been replaced

Work continues on bedroom renovations

Considering removing or covering the non-working fireplace

5 and 10 year plans are required by the Stat in the operation of HOAs. Bill Rowe has been in contact with the agency about these requirements

Dianna Allen questioned when the Stiles family will exit the Clubhouse – ans. By 10-31-06

Roads:

A new sign has been placed at the entrance regarding Private Property, but our attorney does not believe it is in conflict with the Sheriff's office patrols and it may help in limiting insurance claims

There have been lots of problems with trespassers at the dock areas and trash left there

Paving and patching of the roads has not been completed

A speed bump will be installed on Malvern Drive just below the 1st driveway

Remarks: David Davis wanted to register his opposition

Angie Wiseman suggested people pull forward at the mailboxes to allow room for others

Caroline Busik wanted to know if gravel was still to be filled along the shoulders of the roads and if so, all or only some? Answer: only where needed to keep shoulders in tact.

Long-term Planning:

Malvern, and the rest of the area, is seeing an increase in population and traffic

The pool is approximately 30 years old – a survey of users should be done in order to determine its future use

Rodney Taylor would like to see the pool replaced sooner, rather than later and would rather incur more debt on existing loans instead of waiting to pay them off

Sharon Taylor, who is on the Pool Committee stated no meetings have been called by Bill Rowe as yet

Barry Cliver wanted to know when we thought we would have to repave the roads.

Answer: about 5 years.

Don Nicholson suggested turning the roads over to the State

Volunteers:

Karen Pilkerton was not at the meeting, but Gary Pilkerton reminded everyone that Karen's comments were in the last Communicator.

Old Business:

The Board asked whether the community wants the Board to look into presenting amendments to the by-laws regarding limiting parking commercial vehicles greater than 7,500 lbs. in Malvern unless grandfathered.

Sharon Taylor asked what the real issue is. Answer: there are persons living in Malvern that drive their commercial vehicles home and park on their lots.

Barry Cliver spoke for not allowing commercial vehicles to be garaged on lots

Caroline Busik wanted to know the definition of commercial vehicles

David Davis believes it is a non-issue

Rodney Taylor hauls racecars for a hobby and drives his Allegheny Power truck home when he's on call

Don Nicholson thinks it would infringe on a homeowner's rights to be denied the ability to park a personal vehicle on their property

Dave Aliff reminded the membership that the State would take care of the roads if they were turned over to the State

Paul Hankla reminded the membership that most HOA's have clauses that prohibit commercial vehicles and that there are legitimate reasons to ban these vehicles

It was resolved not to pursue the matter any further

Mail Delivery in Malvern – does the membership want the Board to pursue?

The issue has been raised that some residents would like to have mail delivered to a mailbox at their driveway

Complaints about the 'traffic jam' at the main entrance have been raised

The US Postal Service would be amenable to delivering

Sharon Taylor wanted to know why the issue has arisen

Deb Hendricks reminded the members that pulling off/onto the roads would damage the shoulders

Angie Wiseman believes a safety hazard would be created on the main roads where vision was limited and speeding is frequent

The daily papers would still have to be delivered at the front

It was resolved not to research this any further

Closing Comments:

Bob Anderson requested that members let him know if their property is changing hands so he could keep the HOA members list current -- real estate agents and attorneys do not always pass the information on at closing.

Garth Bagley had membership packets to sell: \$25.00 for a new member, \$10.00 for an updated packet.

Meeting adjourned at 11:25 AM

Minutes recorded by Diane Cross for Roberta Jalbert

Thank you Diane!