

**Malvern Club Inc.**  
**Saturday, April 29, 2006**

**Minutes**

**Spring Meeting of the Membership**

Sound Check at 9:59am.

Meeting called to order at 10:00am

**Board Members Present:** Bill H, Bob A, Linda B, Paul H, Jay M, Jerry M

**I. Introductory Remarks**

- A quorum representing 58 members was present for this meeting.
- Bill H introduced himself as the Vice-President and indicated he would be residing over the meeting in the absence of Bill R.
- The meeting began with an introduction by each board member.
- Meeting minutes of Oct 15, 2005 reviewed and corrected by the board prior to meeting were approved by a unanimous vote by the board.
- A **ballot vote** was proposed for the 4 board candidates: Linda Brown; Bill Hunt; Paul Hankla; Bob Anderson. No new candidates were received from the floor. Instead of a ballot vote, a motion was made that due to the number of candidates matching the number of board vacancies, a hand count could be taken. The votes came in unanimously for the candidates. **All candidates were approved. The new Board for 2006 will consist of Bill Hunt, Bob Anderson, Linda Brown, Paul Hankla, Bill Rowe, Jay Miller, and Jerry Monnat.**

**III. Board Reports**

Treasurer

- Bob A. read a letter from Madison Accounting Associates, Inc highlighting that after their review all books seemed to be up-to-date and accurate. The letter reported exemplary record keeping which is a credit to Bob.
- The budget for 2005 was provided and reviewed. Bob indicated that 100% of the members paid regular dues and special assessments in 2005. There is a record number of members joining the pool in 2006 at 47% of the membership.
- Bob reported the current net and outstanding balances on the loans.

Secretary

- Linda reminded the members that they can find a wealth of information on the Malvern of Madison website. Charlie E. was complimented for his hard work in keeping the pages up to date.

Architecture

- Paul H reminded members that any addition or improvement to include sheds, decks, fencing, and the like need to be submitted to the Architectural committee for review and approval.

- A comment was brought to the board reference the potential for restricting parking heavy commercial vehicles such as dump trucks, tractor trailers, and buses with GVW greater than 7500lbs in Malvern. The board will take this comment into consideration and conduct some research on the issue.

### Building and Grounds

- Jay updated the members that the area around the mail boxes at the front entrance will be power washed in early May and the fence stained.

### Clubhouse

- Jerry indicated that clubhouse cleaning and reservations is now under contract to Frank and Barbara S.
- The new clubhouse rate is a flat rate of \$60 for a day or night rental. A \$50 deposit will be collected up front and will be returned if the clubhouse is left in it original condition with no damage.
- A new bedroom was been made available with the help of volunteers to include Bill H, Karen and Gary P., and Linda B. Additional upgrades are planned in this bedroom to include replacing windows and sliding glass doors, replacing the carpet and removing the existing fireplace hearth.
- The septic tank was pumped in 2005 and Mr. Hull has volunteered to replace the toilets in 2006.
- A discussion followed on possibility of opening the clubhouse to the members for free. Bill H reminded the members that the clubhouse is indeed an asset to the community but it still requires additional repairs and as such will only be available at this time for a fee. A meeting room is now available to the members free of charge and future plans are underway for improvements and enhancements to the recreation room.

### Roads

- Bill H indicated that Malvern had only 1.25 miles left to pave. These roads include Pine Torch, Bee Gum, Sylvan Court, and Carriage Lane.
- Additional upgrades are planned for the roads to include reduction of the island at the front entrance so that is extends only about 2 feet on each side of the sign. Once the island is reduced the entire front entrance will be paved. A comment was brought to the members about revisiting speed bumps. There is still a great concern over speeders in the neighborhood. The board will take this comment into consideration.
- Davy A asked about the State taking over the roads and if this is still a possibility. Bill H reviewed the history and reminded the members that is requires 100% participation because basically the 25 foot right away that Malvern has would be deeded by each property owner to the State.
- Bill H presented a project recommendation that was approved by the board for the members to vote upon. The project would roll the existing flexible rate Dam loan with a balance of \$50,000 to be combined with a new \$100,000 road loan for paving for a total of \$150,000 at a fixed rate of 7%. This would be in addition to the existing road loan of \$50,000 at 6.25%. The members took a ballot vote on this new loan

proposal. With only 4 votes of NO, and 53 votes of YES providing for the required 2/3 votes. The **vote passed**.

#### Other

- Angie F provided information on a fund raiser for Habitat for Humanity in Madison planned for 7 May 2006 at 2:00pm.
- Karen P. provided an update on a new volunteer committee. Karen leads up this group which is designed to tap into expertise in community to assist with priority projects. Several projects planned for this spring and summer requiring volunteers includes fence staining, tile replacement in the swimming pool, picnic tables repairs, cleaning up of the teen center, and staining of the fence by the entrance. Please give Karen a call at 540-948-3230.
- *Question:* Will the sheriff continue to patrol our community? The sheriff indicated that they will continue to patrol our roads and ticket speeders. Bill H will contact the Sheriff's office to check on their status for patrolling the roads.
- *Question:* Who should be contacted reference obtaining a paper box key? Kemper Deane has the keys to the paper boxes. Mail box keys must be obtained from the Madison post office.
- Anne F. was recognized for organizing the road clean-up group. She also acknowledged the other Malvern volunteers that assisted during the last pickup. Everyone is encouraged to help. The older members continue to be the most active participants.
- Frank S suggested that all members are encouraged to attend the Malvern board meetings. Our community has seen many members departing in the last several years so it is in your interest to become involved.

#### **Volunteer of the Year Award**

The Volunteer of the year award plaque and a special gift was presented to Barbara Sargent for her time and effort in upgrading the Malvern clubhouse, planning, and assisting with special activities. Congratulations and many thanks Barbara.

Meeting adjourned at 11:06 pm.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board