

MALVERN CLUB
Thursday, April 5, 2007

Minutes

Monthly Board Meeting

Meeting called to order 7 PM by President

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

Members attending: Karen & Gary Pilkerton, Charles & Jo Ann Egen, Don Nicholson. Claire Anderson, Angela & Kevin Good, Barbara Sargent, Delores & Greg Houchens, Howard & Cecelia Collins, Barbara & Joe Graham, Ann Ferguson, Ed Johnson, Barry Cliver, Richard Sestak, John Clark, David & Nancy Negron, Jacob Harding, John Haines, Travis Rosser, Karen Valentine, JC Ignaszewski, Milt Casson, Allison Swett, Christina Stephens, Wallace Harvey, Diane Cross

Committee Reports:

Secretary/Public Relations

Minutes of the March meeting were reviewed:

Motion to accept minutes was moved and accepted.

The Communicator will be produced for mailing April 10.

Karen & Gary Pilkerton have created signs to remind members of Board Meetings, please look for them by the mail boxes each month.

Treasurer

Bob Anderson reports that 8 members have not paid dues and will be assessed a surcharge. They have 10 days from 4/4 to pay or we will have to take further action.

Total available funds: \$96,619.99

Architecture

Paul Hankla presented an application from:

Lot 212 for fencing the back yard

Lot 125 for fencing the back yard

Lot 218 to install a two car garage 57' off the property line with written permission from neighbors

Board approved all applications

Building & Grounds

Gary Pilkerton attended a Dam owners workshop in Richmond recently. Discussion included how to inspect dams, look for trouble signs and be aware of common causes of failure. Gary noted that corrugated pipes must be inspected every month for any signs of problems. We introduced grass eating carp 5-6 years ago but should check their population to determine if we need to add to this population to control water grasses.

Gary has agreed to become the Dam caretaker, handle monthly inspections personally and schedule required state inspections, etc. Board voted to appoint Gary the Caretaker.

Frank Sargent reports that we have a contract for mowing the Clubhouse area, along the Malvern Drive divide (\$235 per event) and at the Dam area (\$45 per event). Board voted to approve payment for mowing.

Bush hogging empty lots will be scheduled.

Jay Miller notes that Pool keys are on order and will be available at the April annual meeting and at Board meetings throughout the summer. New signs are up at the pool and chemicals for the summer have been purchased.

Jay attended a Neighborhood Watch community meeting in Culpeper where he gathered good information and contacts. Karen Pilkerton is working with the Madison Sheriff's Dept. on this program for our community.

Clubhouse

Leona Yoder has been handling reservations and keys for Clubhouse rentals. She will be leaving this position. Replacement organizers are in place beginning May first. We need to install bark mulch along the bank in front of Clubhouse to control erosion. Frank Sargent will obtain the mulch – cost approximately \$1000. Board approved expenditure. Handycap ramp has been repaired. Volunteers are still needed to paint the stairs and exterior of windows. If you can help please contact Karen Pilkerton.

HVAC has been inspected and recommended improvements are: replace and/or reroute ductwork in attic and upgrade AC units.

There is a question about the viability of the oil tank. Jerry Monnat will check with Southern States as to who owns the tank. Bob Anderson will compare LY/TY usage to see if there is an increase.

Maintenance plan for the burner will cost \$354.95 – Board approved.

Roads

Frank Sargent obtained a quote from Roger Robertson, Inc. for 1600 square feet of repair and installation of speed “humps”. Board approved road repairs.

Charles Egen will head a committee to decide where and how many speed humps are needed to control speeding. If you would like to be involved please call Charles.

Old Business:

The Board received three applications for home based businesses in Malvern:

Frank Sargent – mowing, tree removal

Glen Yoder – lawn care

Kevin Good – auto repair, hobby cars

After much discussion the Board voted to approve all three applications, with the restriction on Kevin Good's property to read: limited to 4 business related vehicles in yard at any one time, garaged vehicles are not limited.

If any member is conducting business out of their home please complete a Home Based Business Application form (available on the web or from the Secretary) and submit it to the Board for review.

Meeting adjourned at 8:50 PM

Next Board meeting May 10, 2007

Minutes prepared by Secretary