

MALVERN CLUB
Thursday July 12, 2007

Minutes

Meeting called to order 7 PM by Jerry Monnat

Board members present: Lee Rees, Paul Hankla, Roberta Jalbert, Sandra Twyman, Ed Johnson, Jerry Monnat, Jeff Woodward

Members Present: Angie Wiseman, Diane Cross, Barbara & Frank Sargent, Mr. & Mrs. Collins, Karen & Gary Pilkerton, Bob & Claire Anderson, Joe Graham, Gunner Olsen, Don Nicholson, John Titman

Board approved minutes of the June meeting

Secretary/Public Relations

Roberta Jalbert reported that a member requested the Board post an agenda a few days prior to each monthly meeting so that the community would know what is up for discussion. Board approved a general agenda to be posted with the caveat that some items may be added at the meeting.

The Communicator is due to be mailed to members the first week of October, so anyone wanting to submit items of interest to be included should contact either Roberta or Patty Rees. Patty has volunteered to work on the Communicator – thank you!

Treasurer

Ed Johnson reports we have a total of \$26,591.00 available. Ed noted that the builder for lots 196 and 230 has completed the homes but left the roads damaged and the culvert improperly installed. The Board voted to return only part of this builder's deposit -- \$1500.00 and hold \$3500.00 to cover repairs to the road.

The total still owed on loans for roads and dam is \$143489.46. The roads portion - \$43,000.00 - will be paid in 4 years at which time we will have to re-pave many sections of our roads. Frank Sargent suggested a special assessment to pay off the Dam loan early. Further discussion is necessary on this.

Architecture

Lot 226: application to install a waterfall water feature 55 feet off side property line adjoining lot 227. A permission letter from the owner of lot 227 was included with the application. Board approved

Paul received a question about free standing all steel carports being permitted in Malvern. When this question was brought before the board, the board agreed that all types of such structures would not be approved because they do not conform in general appearance to that of residential structures, as stated in Book 117, page 3320, paragraph 4 of the Owner's Consent and Recordation of Deed of Dedication.

Building & Grounds

Jeff Woodward has been busy at the pool, clearing grape vines off the fence with the help of Caroline Busick – Thank you Caroline! Jeff has also removed the old, broken chairs from the pool and replaced them with 10 new ones at a cost of \$150.00.

An evaluation of the pool can be done by Payne pools for \$100.00 to help us better plan for the future re: repairs and equipment in the next 5 years. Board approved the expenditure.

Tim Nisley will replace Glen Yoder for mowing of the median and around the Clubhouse, etc. Tim also can mow the Dam area for \$135.00. Board approved.

The Board approved two new members to this committee – Joe Titman and John Haines. Jeff Woodward noted that lot owners are responsible for trimming/pruning of all trees and shrubs that overhang roadways. If it is not done prior to fall the Board will have it done and charge back the lot owners. Please take a look at all trees and make sure they are cleared back from the roads.

A report on the HVAC in the Clubhouse is expected from Madison Plumbing the week of July 22.

Jeff has arranged a Fire Plan for Malvern to be done by the Forestry Department. This plan would concentrate on brush/forest fires, not house fires.

The well pump at the Clubhouse was checked by Blue Ridge Pump and found to be drawing amperage well below average. The company suggests a new pump is necessary and may be the only problem with water supply to the Clubhouse and Pool. Estimated cost for replacement is \$950.00 - \$1000.00, but this is an old well with solid piping and the cost could increase depending on labor.

Jeff has gotten a quotes from other vendors:

1. \$1800.00 to pull the pump and check – no parts
2. \$1600.00 - \$2000.00 – no parts
3. \$4500.00 - \$5000.00 to replace the well – no parts

Board suggested we get one more quote and then make a decision as to how to proceed.

Clubhouse

Sandra Tyman is planning to meet with all committee members and interested volunteers to discuss ways to use the Clubhouse to make it more of a profit center. Discussion is needed about what type of activity is allowable.

Frank & Barbara Sargent pruned shrubs around the Clubhouse – thank you!

Windows need scraping, reglazing and painting on the annex, but we will concentrate on the repairs inside first.

Fire extinguishers need recharging each April. This has been done for 2007.

Sandra Twyman will contact Charles Egen, our Webmaster to see about the viability of posting the Clubhouse calendar on line so that members can see when it is available and when it is in use.

Roads

Some roads still need patch/repair work. Jerry Monnat will contact R&R Paving.

Long Range Planning

The Board will meet July 23 to begin discussion around a five year plan for Malvern.

Old Business

Ed Johnson attended the Board of Supervisors meeting this month to learn more about the Police patrols for Malvern. The history is: several years ago the Board voted to designate our roads as highways so that Police could patrol and cite offenders. In 2005 members voted in favor and our Attorney wrote the resolution. However, the Board of Supervisors must approve and enact an ordinance, and this has not occurred.

Since 2005 a new Virginia statute allows a professional engineer to certify roads signs and speed limits when a community makes this type request. The BOS wants Malvern to take the steps necessary to obtain such a certification and also wants Malvern residents to be made aware that the Malvern Board will be asking the BOS to adopt the ordinance. It may take 4 to 6 weeks for the BOS to schedule and consider this ordinance once Malvern Club makes a formal request. Ed Johnson will look into the signage issue and report back.

New Business:

Volunteers

Karen Pilkerton reports that volunteers have again been very active with many thanks to Caroline Busick, Frank & Barbara Sargent, Amanda and James Collins and Tom and Deb Hendricks for their participation.

Please consider volunteering for the many projects – large or small – that need completing. Contact Karen Pilkerton if you are interested.

Meeting adjourned at 9:00 PM

Next Board meeting Aug. 9, 2007

Minutes prepared by Secretary