

Minutes: Board of Directors Meeting, Thursday, August 13, 2009

Meeting called to order at 7:03 p.m. by President Jerry Monnat

Board members present: Jerry Monnat, Lee Rees, Pat Kaplon, Ed Johnson, Rick Curtin, Jason Woodward, Barbara Flynn

Members present: Barbara & Frank Sargent, Karen & Gary Pilkerton, Norm & Cathy Hensel, Barry Cliver, Tom & Deborah Hendricks, Dianne Cross, Don Nicholson, Angie Wiseman, Josh Hatcher, Barry & Shawana Gates

Minutes from the July 7 board meeting were approved.

Treasurer

1. Current bank balance is \$48,338. July income \$315.
2. Expenses were \$4,192.
3. 134 second notices for dues were mailed out August 1st; payment is due by the end of August. 100 lot owners paid in full. 3 lot owners have not paid their dues; a final letter was recently sent telling them they must comply or paperwork will be filed against them in small claims court.

Architecture Committee:

1. Lot 47 – replacement of old shed; the color is beige but will be painted to better match the house.
2. Lot 68: suffered wind and hail damage in the recent storm. Pat will send the homeowners paperwork immediately and tell them to match colors as closely as possible.
3. Lot 206: Homeowners are putting a roof on their deck; Pat sent them a letter with an application saying once the Architecture Committee receives the application, they will review it and get back to them. Jerry asked Pat to stay on top of this, as a portion of the deck is already roofed.
4. Lot 212: want to erect a 24 x 24 shed (pole barn). Lee thinks this will need to be approved by the County first; he will call and confirm this. If so, the homeowners will have to go to the County first for approval; pending that approval, the Board will reconsider this request.

Common Areas and Lake:

1. Jason said we have two new picnic tables thanks to Karen and Gary Pilkerton; they kept the cost to a minimum by using old boards.
2. Dam update: Ed said nothing new to report, as the gentleman he is working with has been on vacation; once he returns to the office Ed will meet with him.

Clubhouse and Pool:

1. Frank Sargent gave a report on Clubhouse rentals: 6 rentals in August, most are two-day rentals; two so far in September.
Deborah Hendricks questioned whether she could rent the clubhouse on Saturday, September 12th, at no charge for a church picnic; only Malvern residents will be invited. She said she and her husband want to give back to the community in this way. It was agreed that there would be no charge, but she will need to get a \$50 deposit to Joe Graham, which will be returned if everything is left clean in the clubhouse area. She will post an announcement (no more than 8 1/2 x 11) and will ask Chas Egan to post on the website.

It was suggested that a good way to handle announcements concerning upcoming Malvern events such as this one would be for the homeowner to email the Board first, and after getting their ok, place the announcement on the bulletin board. It was noted that members have had postings taken down from the bulletin board. Jerry said that the only person who is supposed to take things off the bulletin board is Angie Wiseman; she also has the key for the locked bulletin board.

Roads:

1. 36" pipes for Liberty Lane repairs are in Don Nicolson's yard, ready for the repair work to begin the latter part of this month. Road will be blocked; homeowners will be given notice; Miss Utility and 911 services will be notified.

New Business:

1. A special Board meeting to discuss: a) 5-year plan, b) 2010 budget and c) procedure for voting on the proposed bylaw and covenant changes will be held Sunday, August 30 at 3:00 at the clubhouse.

2. Clubhouse tree damage: suggestion that we look into renting a chipper to deal with all the downed trees. Jason said that the pine tree on Malvern Drive which is dying will be removed in October when the weather is cooler. He will welcome volunteers to assist him.

3. Pressure wash Clubhouse: Rick received an estimate of \$500, and will see in he can get the mailboxes washed at the same time, all for \$600.

4. Change to pool hours: discussion was had among the Clubhouse and Pool Committee members to change the pool hours from 7 to dark rather than 7 to 10; the question arose as to what is considered "dark."

5. Policing the pool: Suggestion that volunteers be used for this purpose -- could work at the pool from 2:00 p.m. to closing.

6. Badges: discussed this possibility for identification purposes.

7. Dog problem: Board received another written complaint about dogs on Lot 147 stating among other things that dogs are tethered too close to the roadway and lunge and growl at people walking by. A letter to the homeowners asking them to consider an alternative location away from the road will be sent. Angie Wiseman said that cats also can be a problem and one or two have bitten people in the Malvern community. It was noted that Animal Control can be called by residents who feel threatened or worried for their own safety or for that of their animals.

Old/Ongoing Business:

1. Road issue, Board of Supervisors: Ed said that in a few days he will have the letter certifying our road signs and speed limit on Malvern streets as meeting State requirements. In accordance with previous conditions placed by the Board of Supervisors (BOS), a motion was made to send a written request to the BOS to enact an ordinance designating our streets as highways for law enforcement purposes and to simultaneously send a letter to all Malvern residents informing them of the request being made to the BOS. Motion carried unanimously. Ed mentioned the April 2008 edition of *The Malvern Communicator* had an article explaining the history and purpose of this request.

2. Fall membership meeting to be held at the Clubhouse on Saturday, October 17 at 10:00

3. Lot 191 -- homeowner no longer lives in Ashland. Jerry left a message several days ago asking the lot owner to return his call regarding the downed trees. If we don't hear from him by the first of next week a letter should be written.

4. In-home business, Lot 190: A member took a brochure the homeowner had posted on the bulletin board to the county zoning office to see if the "business" was in violation of county ordinances. Jerry emailed the homeowners that this action was taken by one Malvern resident and not the Board itself. The Board received an application from the lot owner, and based on this, a motion was made to accept the application; it was approved 5 to 2. One amendment was made: that homeowner's sign on the bulletin board about the home occupation activity be no larger than 3 by 5 inches. This size is consistent with other home occupation activities the Board has approved.

5. Clubhouse hedge replacement plan: mulch it (Frank said he can get some free mulch); will wait til late fall to replant. Depending on the plan that is decided upon, may wait until early spring to replant.

6. Question was asked by homeowner: What is considered a "single family" residence. Karen said definition is a home built for one family to live in; specifies that one cannot have one or more separate apartments in a home as that would be a multiple family home. Does not say anything about everyone in the home having to be related.

Meeting adjourned at 9:05 p.m. Next meeting will be Thursday, September 10 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary