

**Minutes: Board of Directors Meeting, Thursday, December 10, 2009**

Meeting called to order at 7:00 p.m. by President Jerry Monnat

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

**Members present:** Barbara & Frank Sargent, Joe Graham, Norm & Cathy Hensel, Dianne Cross, Don Nicholson, Ceil and Rick Collins, Karen & Gary Pilkerton, Claire and Bob Anderson, Barry Cliver

The minutes from the October 8 board meeting were approved. (There was no meeting on Thursday, November 12 because of a power outage in the community.)

**Treasurer**

1. October income was \$5,973; expenses totaled \$1,474; current bank balance \$59,605
2. November income was \$370; expenses totaled \$1040; current bank balance is \$59,737.
3. At the October 17, 2009 membership meeting, the membership approved: a) a budget for capital improvements in 2010 of \$62,000 which passed with a ballot vote of 64 approved and 1 opposed; and b) the 2010 budget for operating expenses which passed unanimously with a show of hands. Ed made the following motion:

I move that the Board of Directors hereby sets the regular dues assessment for the 2010 operating expenses and capital improvements at the rate of \$525 per lot, and that members retain the option to pay the total \$525 per lot assessment in 2 installments. The first installment of \$300 will be due by March 1, 2010; the second installment of \$225 will be due by August 31, 2010. Motion carried.

4. There are 4 members who still owe dues; Ed is working to get these paid before the new dues letters go out in February 2010.

**Architecture Committee:**

1. Lot 145 has asked for approval to erect a shed. It will match the house and will be put behind the house where it can't be seen. The committee recommends that the board approve. The board voted unanimously to approving this request.
2. Lot 136 requested permission to add a 24 x 30 foot room to the existing house. Homeowners gave Pat their County permit for this addition as well as \$1,000 check payable to Malvern to cover possible road impact. However, Jerry said that the board will need to see a copy of the plans the homeowner submitted to the County to determine if the plans call for a crawl space or a basement. The board will then decide if the homeowners need to provide additional funds for road impact purposes. This will be discussed again at the January 14<sup>th</sup> board meeting.
3. Lot 125 wants to add a roof over an existing entry porch. Jerry said we need to see what the homeowner submitted to the County and the County permit and will consider this request at the January board meeting.

**Clubhouse and Pool:**

Lee said Rick told him that the gentleman who did our pool renovations is no longer in business. We will have to look elsewhere for a pool cover.

**Roads:**

1. We have been allocated a sizeable amount of money for repaving. Our committee will soon be looking into the various roads that will need repaving.

2. We are still looking for people to help Don with the plowing this winter. Lee will put a notice up letting community know of our need for additional help. If we get a heavy snow and don't have the help needed, we will hire someone to come in here. We will do what we have to do. Don will call tomorrow to order the sand for our roads.

3. Four trees were taken down on Malvern Drive because they have undermined the road. There are two more to be taken down, but we will need good weather with no winds and more help than we had with the other trees. Lee said that Jason got estimates for the removal of all the trees, and even with his "discount," the estimate was \$3200. Lee pointed out how much money Jason and "his crew" saved the Malvern community. Jason thanked Joe and Frank for helping over the Thanksgiving weekend with this.

4. Law enforcement: This issue has gone to the next step: in February there will be a public hearing to consider passing an ordinance to designate our streets as highways for law enforcement purposes. We will have the new Board of Supervisors in place at that time. Malvern residents are encouraged to attend.

**Old/Ongoing Business:**

Status of Gill letter: Jerry said the Board did receive an email from the lot owner saying he is willing to take some action to clean up the downed trees. We will give him some time to follow through.

Meeting adjourned at 7:55 p.m. Next meeting will be Thursday, January 14 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary