

Minutes: Board of Directors Meeting, Thursday, November 8, 2012

Meeting called to order 7:01 p.m. by President Roberta Jalbert

Board members present: Roberta Jalbert, Joe Graham, Ed Johnson, Paul Hankla, Wallace Harvey

Board members absent: Randy Allen, Donna Phillips

Members present: Don Nicholson, Nancy Johnson, Barbara and Frank Sargent, Catherine and Larry McClellan

Minutes from October 11, 2012 Board of Directors meeting were approved as submitted.

**President's Report (Roberta):** Discussion regarding tax returns filed in 2008, 2009 and 2010 may have been filed incorrectly; motion made, seconded and approved unanimously to ask the advice of the accountant on filing amended returns when we speak with him about 2012 taxes.

**Secretary/Public Relations (Ed):** reported the community Halloween haunted house, hayride and other events were well attended and thanked the volunteers for their hard work and continuing enthusiasm.

**Treasurer Report (Donna):** Roberta stated Donna was unable to attend the meeting but planned to provide a written report at a later time.

**Architecture Committee (Paul):** **1)** applications for tree removal on lots 210 and 212 were discussed and approved; **2)** Paul had talked with the owner of Lot 125 who planned to submit a revised application to install a wooden shed – he will forward information to the Board once he has received the application; **3)** there was discussion and acknowledgement regarding an owner on Sylvan Lane who had a tree company remove several trees in close proximity to the house.

**Common Areas (Randy):** **1)** no report; **2)** Roberta stated the need to begin addressing the 2013 mowing specifications.

**Lake (Randy):** **1)** no report; **2)** the Board members discussed what appeared to be some erosion along the water surface side of the dam – Don volunteered to move the rip rap currently in the field behind the clubhouse to the top of the dam so it could more easily be hand placed where needed to prevent further erosion; **3)** Don also volunteered to clear the spillway of the growth that has built up.

**Clubhouse and Pool (Joe):** **1)** rental activity is at its normal level; **2)** Joe still plans to get his committee together to discuss clubhouse improvements; **3)** removal of the hemlock at the corner of the clubhouse near the office was discussed.

**Roads (Wallace):** **1)** discussed the proposals for snow removal that have been received to date. He plans to review these with the committee and will provide the committee recommendations to the Board members via email; **2)** the sander has now been returned although there is still a part missing. Wallace will follow up on that and also looking into selling the sander.

**Old Business:** following up on the October 20, 2012 membership meeting, Roberta asked for recommendations on proceeding with updating the reserve study. The consensus of the Board and community members present was to task the Reserve Study Committee to immediately begin researching and preparing an in-house reserve

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study. The study along with other findings and recommendations, including whether to pursue review by an outside consultant, needs to be submitted to the Board no later than February. This will allow adequate time for any committee follow-up that might be necessary and allow the information to be published in the spring edition of the Malvern Communicator. A motion was then made, seconded and approved unanimously to task the committee as discussed. Ed shared some information he had researched and compiled, feeling the Board members and the committee might find it useful. Roberta said she would contact Randy to confirm whether he still intends to stay on as chairman of the committee.

**Open Forum: 1)** there was discussion on State reimbursement on septic tank cleaning and septic field repairs and that applications have been placed on the bulletin board.

**New business: 1)** there was discussion on different options for addressing the travel aisle near the clubhouse where the roots of one of the willow oaks is causing damage to the pavement. One suggestion presented was determining the health of the tree and if healthy, devising a way to save the tree, possibly by reducing the width of the travel aisle, root pruning and placing a root barrier to prevent future intrusion into the pavement. It was decided this and other options will be researched prior to the April Membership meeting where recommendations and costs will be presented; **2)** there was discussion on different options for addressing pool security in 2013. One suggestion is to pursue hiring a security company to perform random checks not only at the pool but also the lake. Another suggestion is to hire lifeguards for the pool. It was decided to invite a local security company to give a presentation to the Board and interested members at a workshop, date to be determined. The pool committee will also research other options for presentation and recommendation in the coming months.

Meeting adjourned at 8:27. Next Board meeting scheduled for Thursday, December 13, at 7:00 p.m.

Respectfully submitted,

Ed Johnson, Secretary  
Malvern Club, Inc.