

MALVERN CLUB, INC
BOARD OF DIRECTOR'S MEETING
MINUTES
JANUARY 14, 1991

The Malvern Club, Inc. Board of Directors met on Monday, January 14, 1991 at the home of Ray Brush, President. All members except Jim Aitken were in attendance.

The minutes of the November 29, 1990 meeting were approved as presented.

There was no treasurer's report.

After reviewing the road committee's proposed specifications for the improvements on Liberty Lane and Covered Bridge Drive and upon motion made and seconded, the Board voted to present the proposed specifications to the road engineer (Mr. Taggart) for final editing of a proposed contract and bid request. The Board felt that at this time it would be best to identify the corner pins on the lots adjacent to Covered Bridge Road and Liberty Lane to ascertain if the road is within its 50 foot right-of-way and survey only those areas where the road and ditches are not within the right-of-way.

The Board reviewed Mr. Gilbert's request to keep Sylvan Court free of undergrowth and passable pursuant to a promise made to him by an earlier Board. The Board felt it must honor the promises of its predecessors.

Mrs. Carpenter had noted several complaints to Mr. Brush about the condition of Sylvan Lane. The Board felt there were other roads in worse condition, however, someone will look at Sylvan Lane to ascertain whether there are any major potholes, etc. that could be easily repaired at this time.

Mrs. Prickett's request for an exemption of dues on one of her lots was denied based on the fact that The Deed of Dedication, which is recorded in the Clerk's Office clearly states dues must be paid on all lots and it would take a vote of the membership to change that.

The Board reviewed the letter and proposed contract from the Madison County School Board regarding bus service within Malvern. Upon motion made and seconded the Board voted to accept the proposals of the School Board contingent on a favorable review of same by our attorney.

Mr. Brush will draft a sketch of the adjustments needed on the entranceway and efforts will be made to contract for those improvements as soon as feasible.

Mr. Strode advised the Board that there were a number of limbs down behind the Clubhouse and requested that they be removed on the next clean-up day.

The Board was advised that there will be some expense involved with the dam inspection. The engineer recommended grass cover on the far side of the dam and that the ruts on the lower side be smoothed out.

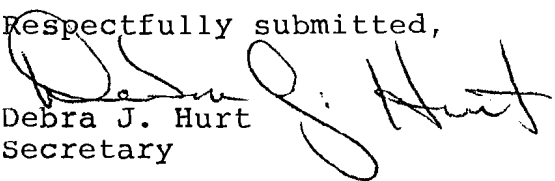
Mr. Strode reported that there was a leak in the pool. The situation has been controlled for now and it is expected that a nominal sum will make the repair to open the pool in the Spring.

It was reported that Malvern Partners is experiencing financial problems and as a result Lots 144, 166 and 169 will be sold at public auction on January 25, 1991.

The next meeting was set for February 11, 1991 @ 7:30 p.m. at the home of Ray Brush.

With no further business to come before the meeting and upon motion made and seconded the meeting was adjourned.

Respectfully submitted,


Debra J. Hurt
Secretary

MALVERN CLUB, INC.
BOARD OF DIRECTOR'S MEETING
MINUTES
FEBRUARY 11, 1991

The Malvern Club, Inc. Board of Director's met on Monday, February 11, 1991 at the home of Ray Brush, President. All members were in attendance.

The minutes of the January 14, 1991 meeting were approved as presented.

Jim Aitken reported that at year-end 1990 the balance was \$10,864, which did not include a payment to Anderson Bros. made after the first of the year for work done in 1990. That payment of \$4,000 left a year-end balance of \$6,000⁺. There was \$32,764 received in January and \$14,000 received thus far in February. The Board directed that reminder notices should be sent to the membership regarding the \$150.00 special road assessment due mid-year.

The President requested suggestions for auditors for last year's books and the following names were submitted: Dr. Luthman, Tom Pulaski and Debbie Pulaski.

The Board discussed the road specifications and decided to request that Mr. Taggart speak with Board members and the road committee on February 23, 1991 at Mr. Brush's home.

Mr. Brush read a proposed letter to Mr. Handwerker outlining Malvern's position as to that situation, a copy of which is attached, the Board approved the letter as written.

Suggestions for the Newsletter were as follows:

- a) Request for someone to contract with Malvern to do the mowing on the common grounds
- b) Remind owners that lots will no longer be mowed for them - they must arrange to have that done on the vacant lots requiring same.
- c) Remind membership that children should not be playing in vacant barns and houses

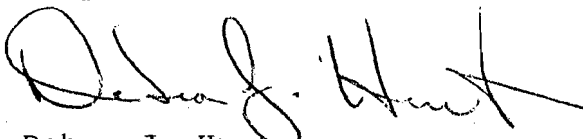
The Board was advised that there would be some gypsy moth spraying done on the lots near Rt. 634 at the entrance.

The Board discussed possible committee appointment suggestions for the upcoming year. It was the concensus of the Board that the Road Committee was such a new committee and in the midst of current projects and therefore should remain the same, but that perhaps the architectural committee should reflect some new membership as that committee's membership has been longstanding.

The Board discussed the possibility of hiring someone to care for the pool this year. A decision will be made after further conversations with Mrs. Owens.

With no further business to come before the Board the meeting was adjourned and the next meeting set for Monday, March 11, 1991 at 7:30 p.m. at the home of Ray Brush.

Respectfully submitted,



Debra J. Hurt
Secretary

MALVERN CLUB, INC

BOARD OF DIRECTORS MEETING

MINUTES

MARCH 11, 1991

The Malvern Club, Inc. Board of Directors met on Monday March 11, 1991 at the home of Ray Brush, President. Board members present were: Troy Gooding, Don Strode and Jim Aitken. Also present was club member Leonard Lohr. Secretary Debra Hurt notified President Brush she had been called out of town.

Mr. Lohr appealed to the Board to review the Architectural and Environmental Committee's denial of his request to install the sodium vapor yard light he had received as a Christmas present. It is a 150W light with a photo electric cell to turn the light on at darkness and off with daylight. He stated he wishes to mount the light on a 13' pole at the right hand side of his driveway to light the entrances of his house when he comes home at night. He assured the Board that the light would be turned off at night upon his return home, most nights by 9 p.m. or before. Further he stated he had discussed this with his nearest neighbors and received no objection. On motion, seconded and carried Mr. Lohr was authorized to install the light under the above conditions and the Architectural Committee will be notified of these conditions in case other requests for the installation of a vapor light are made. The restrictions are that such a light must be placed on a low pole not to exceed 13 ft, there must be a master manual switch in the house and such lights are not to be used as an all night light.

The minutes of the February 11, 1991 meeting were approved as presented.

President Brush reviewed the February 21, 1991 Handwerker letter to the Malvern Club attorney appealing to the Club for an extension in time to pay \$470.50 costs of the chancery court costs. His reasons for the request were; hospitalization of his wife for yet unconfirmed internal problems, temporary unavailability of funds from the bank holding the mortgage on his home due to the government's RTC taking over the bank, and our attorney's letter dated 2/12/91, postmarked 2/14/91 was not received until 2/20/91 leaving him only 7 days to respond, that being inappropriate in his mind. In a note to treasurer Aitken of February 21, 1991 Mr. Handwerker asked for a 15 day extension to make his payment. On motion, seconded and carried the Board will ask the attorney to notify Handwerker that he has until March 31, 1991 to pay the \$470.50 court costs and to further remind him that his regular dues of \$200 are delinquent and accruing interest at the annual rate of 10%.

President Brush reported he had met in the afternoon for more than an hour with David Carr, the realty advisor to University of Virginia Alumni Fund and Mr. Sullivan, President of the Fund. The purpose of the visit initiated by President Brush was to report on the current status of Malvern Club and to request of the Alumni Fund their recommendations for the use of their 1991 dues for road construction and improvements per the agreement stating the conditions under which they would pay dues assessments on each of the lots they own. The meeting was a very cordial one with the Alumni Fund representatives expressing appreciation

for being kept informed of progress at Malvern. President Brush indicated the estimate received for completing Covered Bridge Road and Liberty Lane would require essentially all of the funds budgeted for road work in 1991 leaving less than \$3,000 for routine maintenance meaning that some compromise had to be reached. UVA Fund representatives indicated they recognized the essentiality of completing Covered Bridge Road and Liberty Lane. They asked for assurance that Turkey Trot be given next consideration for construction. They indicated from their point of view the next highest priorities are the remainder of Old Forge Way and Carriage Lane followed by Pine Torch Lane. They requested that the Club provide them with a preliminary estimate of what it is likely to cost in completing the remainder of Old Forge Way and Carriage Lane. This President Brush promised to do. Mr. Carr volunteered the information that the contract with Jack Barber is based on the roads to their lots being completed by June 1992.

The Anderson Excavating Service bid for completing Covered Bridge Road, Liberty Lane and a portion of Surrey Court as reviewed by the Road Committee last Saturday, March 19, 1991 was distributed. The bid of \$55,956.45 would leave an inadequate amount to do the necessary maintenance of other roads during the year. In recognition of this, road supervisor Conrad had discussed with Carl Anderson possible ways of reducing the bid. In the bid the gravel cost had already been reduced \$.25/ton by Anderson negotiating with the quarry. Deleting the finish work on a portion of Surrey Court and reducing the rip rap to only the outlet ends of driveway culverts would reduce the estimate to \$52,350. The recommendations made by the Road Committee were:

1. Complete all of Covered Bridge Road and only both ends of Liberty Lane leaving the portion from Lot 181 to 184 as is and closing it if traffic appears to be damaging the existing road base.
2. Complete both by obtaining a loan of +/- \$10,000 to complete the work.
3. Finish Covered Bridge Road and only the portion of Liberty Lane from Covered Bridge Road to lot 181, adding 21A as needed on the opposite end of Liberty Lane from lot 184 to the end, and use any remaining funds to clear Turkey Trot.
4. A possibility of reducing the amount of gravel (21A) from 4" to 3" was suggested, however the committee feeling was strong that any construction undertaken should be to final completion.

The Road Committee agreed contact should be made with our highway consultant John Taggart regarding these alternatives for his advise. These were discussed with John Taggart on Monday morning March 11 with his advise being, under this situation use 3" of 21A which should prove satisfactory, with additional being applied to any weak spots which show. Further he recommended that the quarry be contacted to determine whether it would be cheaper for the quarry to furnish the 21A delivered to the site or to include it with the contract with the grading and compacting construction work. If there is not material difference then supplying the 21A should be kept with the rest of the construction contract. The March 11 recommendations of road advisor Taggart were discussed with road supervisor Conrad who agreed to them prior to his leaving on vacation. As Road Committee chairman, Troy Gooding is to poll the committee on Mr. Taggart's recommendations and notify Pres. Brush of the results.

Reducing the amount of 21A to 3" would reduce the bid to \$44,408. The

\$52,350 estimate would figure to \$6.10 per linear foot and the \$44,408 estimate figures to \$5.17 per linear foot.

The Board and the Road Committee were very concerned that the estimates do not include seeding of the ditch and banks. Ray Brush agreed to contact Milton Woodward regarding the possibility of hydroseeding the ditches and banks of Covered Bridge Road and Liberty Lane when they are completed.

The bill for the surveying done recently on Covered Bridge Road from the end of the hard surface to the end of lot 142 and Liberty Lane from the intersection by the old barns to lot 169 was just over \$1,000. It was agreed this will be charged to the new road construction account.

Jim Aitken reported the \$200 dues assessment has been paid on all lots except 35. To date 59 lots have also paid the \$150 special capital improvements assessments for roads. Cash on hand exceeds \$49,000.

Don Strode reported the need for replacing the vacuum cleaner at the Clubhouse. The estimated price is \$300. The Board approved the purchase of a vacuum cleaner prior to the reopening of the Clubhouse April 1.

The Board discussed briefly the need for rotation on committees so that there is a mix of newer residents and older residents especially on the Architectural and Environmental committee. To date that committee is made up of residents who have been here quite a number of years and most have served on that committee faithfully for many years. This will be passed on as a recommendation to the new Board and officers.

The next meeting of the Board is scheduled for Monday evening March 25 at the home of President Ray Brush.

The meeting was adjourned at 9:47 p.m.

Submitted by President Brush

MALVERN CLUB, INC.

BOARD OF DIRECTORS MEETING

MINUTES

March 25, 1991

The Malvern Club, Inc. Board of Directors met on Monday, March 25, 1991 at the home of Ray Brush. All members were in attendance. President Brush called the meeting to order at 7:40 p.m.

Upon motion made and seconded the minutes of the March 11, 1991 meeting were approved as presented.

John Taggart is recommending that we deal with Anderson Bros. for the new road construction on a basis of "equipment per hour cost" and Mr. Anderson has agreed to this method. This would be an equipment per hour cost not to exceed a pre-determined figure.

The possibility of establishing an account with a Richmond based firm to provide the needed culverts was discussed. Mr. Brush will investigate this possibility further to see if there would be a significant cost difference by going this route.

Mr. Taggart has also recommended reducing the compacted stone requirement slightly to reduce cost. He advises that the slight reduction recommended should not measurably decrease the road's quality.

Bids to seed the road banks after construction will be solicited from Anderson Bros., Gene McLoud and Donnie Utz.

Mr. Rick Woodward submitted a bid to Mr. Brush to do maintenance grading of roads. Mr. Brush will contact him and arrange to view the areas to ascertain exactly what would be graded and how, for what dollar.

Jim Aitken reported that the checking account balance was approximately \$1,217.00 and the Money Market Cert. approximately \$47,000.00 at this time.

Mr. Aitken reviewed the snow program and identified certain members that owed for previous snow removals and others that had credits against future removals.

Mr. Strode reported that the leak that surfaced earlier this year in the pool seems to have disappeared, so no action will be taken unless further developments indicate the leak has started again.

Mrs. Owens proposes to care for the pool this year at a charge of \$30.00 per day and \$0.25 per mile for any travel to secure chemicals or water test results. If she does the same things she did last year it would be approximately 2 hours a day that she would spend working on the pool. The Board asked Mr. Strode to check with one of the pool companies for a quote of their fees to perform the same services for comparison purposes.

Malvern has received certification from the State that the dam on the lake is approved.

Mr. Brush advised the Board that a Property Owner's Disclosure Packet must be made available upon request and distributed the cover sheet for such a packet. (A copy of that cover sheet is attached here+

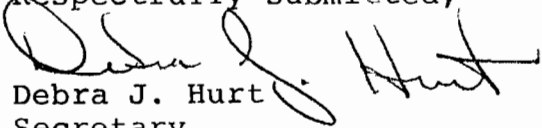
Teller suggestions for the April meeting were Mrs. Bickley and Mrs. Christine Gooding.

Auditors will be Brad Sturdivant and Will Galloway.

With no further business to come before the Board the meeting adjourned.

The next Board meeting will be a brief meeting of Board members prior to the April membership meeting.

Respectfully submitted,


Debra J. Hurt
Secretary

MALVERN CLUB INC.

ANNUAL MEETING

APRIL 27, 1991

MINUTES

The annual meeting of Malvern Club Inc. was held at the Malvern Clubhouse on Saturday, April 27, 1991.

President Ray Brush called the meeting to order at 2:04 P.M. 72 lots were represented in person or by proxy. Julia Strode and Alyson Swett served as registrars.

The minutes of the April 28, 1990 annual meeting were read to benefit the numerous lot owners who were in attendance for the first time. The minutes of the October 20, 1990 annual meeting were read and accepted with two corrections.

President Brush reported that Mr. Alan Place had been added to the list of nominee's for election to one of the available Board of Director seats.

COMMITTEE REPORTS:

Jim Aitken, Treasurer, presented the budget analysis, a copy of which is attached hereto and made a part hereof. Mr. Aitken reported that a long term delinquent lot had been resolved and all assessments on that lot had been collected to date. He further reported that the insurance due to additional insurance needs had increased.

The Treasurer's report upon motion made and seconded was approved for file.

The Audit Committee report was given by Mr. Brush. It was reported by the committee that the Club's financial records were found to be accurate. Upon motion made and seconded the Audit Committee's report was approved for file.

Mr. Jim Aitken reported on funds as of April 27th 1991:
Checking account balance -
Money market account -

Troy Gooding reported for the Road Committee. Since the annual budget meeting a significant amount of road grading has been accomplished as well as the application of many loads of gravel where badly needed. A large road improvement project is to begin shortly on Covered Bridge and Liberty Lanes. Approximately 1.6 miles of roadway will be improved. The roadbed

will be 18 feet wide with 3" of 21A gravel. Future road priorities include: Turkey Trot, Old Forge Way, and Carriage Lane.

Mr. Strittar raised the point that he and other lot owners do not have access to their lots on Pine Torch Lane. He expressed his desire to cut a driveway to his lot if the roadway position can be surveyed and positioned.

Concerns were raised as to whether the new road surface will be adequate for the extensive use of the roads. Mr. Brush responded that the road consultant assured the Board that the road surface would be adequate.

Architectural and Environmental Committee Chairman Grace Allen reported that construction--activity has remained at a depressed level in the community. Mrs. Allen reported there are a total of 83 homes in Malvern with 7 of the 83 in various stages of completion. She reported that the house next to the Corbins' may have been sold. The Hull and Phillips houses are still under construction, and Mr. Brush said he had contacted both. Mrs. Allen announced that she was stepping down from the Architectural Committee and Mr. Brush thanked Mrs. Allen for the fine job she has done.

The report on announcements of monthly get-togethers was given by Mrs. Meg Morley. Cocktail parties, picnics, etc. will be planned. Everyone interested is invited.

Don Strode reported for the Maintenance Committee that the pool cover sagged during the winter months, indicating a water leak. Water had to be put back in the pool to prevent any damage to the pool lining. Now the pool appears to be losing no water at all! - "A Miracle". As discussed in the previous annual meeting a valve has been placed between the clubhouse and pool. A contract has also been signed with an individual to maintain the pool this summer.

As for the clubhouse, all of the fire extinguishers have been checked and are okay. The hot-water heater was found to be defective and had to be replaced. Mr. Arch Swett repaired the flashing on the clubhouse and a contract has been given to someone to cut the grass around the clubhouse.

An engineer was hired to inspect the dam, and the dam passed the inspection. According to Mr. Brush the dam has to be inspected every six years as mandated by the Government, and the engineer agreed to do it for us in the future.

Helen Bickly will continue to take reservations for use of the clubhouse.

Mr. Brush requested that the street name sign problem be resolved.

MISCELLANEOUS UPDATES :

The school bus issue-

The front entrance island will have to be significantly reduced to accommodate the passage of the school bus. The

The school bus will make a stop at the clubhouse with the possibility of another stop in between the entrance and the clubhouse.

Cluster Mailboxes-

Nothing had been heard from the mail service until just before the meeting. Request forms and proper documentation will have to be resubmitted because the originals had been lost in the bureaucratic quagmire of the postal service. Malvern has the full support of the local postmaster in Madison to obtain the mailbox cluster. Current plans call for using the 70' dedicated front for placement of the mailboxes. Estimates will have to be obtained for construction of these facilities.

Adopt-a-Highway-

Two clean-up efforts have been made to date this year. The efforts have been very successful. (thanks to Mr. Lambert).

Dr. Graham requested that the power be shut off to the stables to save the club the monthly charges. He also suggested that the club get involved in a beautification program.

Concerns were raised by several members present about old tires, and old buildings that should be removed because of the hazard posed to children.

Mr. Kreh wanted to know about real estate advertising rules in the community. He had observed some property owners advertising and he would like to do the same. The board will research this question.

Mrs. Christine Gooding said she heard that a resident was trapping beaver and she wanted to know if this posed a danger to residents. Mr. Brush and Mr. Strode responded that the beaver trapping permit was short term and posed little threat to residents' safety.

ELECTION

Dr. Graham, chairman of the nominating committee presented the nominees for the three open board positions. They were Mr. Ray Brush, Dr. Nicholas Luthman, Mr. Alan Place, and Mrs. Barbara Fisher. Ballotting began after the introductions. The tellers were Mr. Stan Doore and Mr. Kevin Corbin. The vote was taken and there was a tie between Mr. Place and Mrs. Fisher. Mrs. Fisher moved to remove her name from the board election. The motion was seconded and approved by those present.

Mr. Ray Brush, Dr. Luthman, and Mr. Place were elected to the board.

With no further business and upon motion made and seconded the meeting was adjourned at 4:05. P.M.

Respectfully submitted,

Troy D. Gooding
Vice - President

MALVERN CLUB, INC. RB

BOARD OF DIRECTORS MEETING

MINUTES

MAY 2, 1991

The Malvern Club, Inc. Board of Directors met on Thursday, May 2, 1991 at the Malvern Clubhouse. All members except Mr. Alan Place were in attendance. The meeting was called to order by Mr. Brush, President.

Upon motion made and seconded the minutes of the March 25, meeting were approved as presented.

The selection of officers for the current term were as follows:

President - Ray Brush
First Vice President - Troy Gooding
Second Vice President - Alan Place
Treasurer - Nickolas Luthman
Secretary - Debra Hurt

The Board heard a report from outgoing Treasurer and Board Member, Jim Aitken, as to delinquent dues. The Board further discussed that Mr. Handwerker has paid all back dues but has yet to pay \$450.00 in fees associated with the collection of those dues. The Board directed that we proceed with foreclosure proceedings under the terms of the judgment for collection of the unpaid sums.

The Board directed that the fuel tank should be filled now.

The Board entertained a request from Mrs. Jean Thompson for her daughter's family to use the Malvern Pool as the daughter will be moving to this area and Mrs. Thompson owns a lot here. The Board felt that this request must be denied because the rules clearly state that any guest must be accompanied by a member to utilize any Malvern facilities. Therefore, the daughter could use the pool when in the company of Mrs. Thompson or Mrs. Thompson may see fit to transfer ownership of the lot to her daughter.

The Board entertained a request from Mr. Donald Buser that he be allowed to construct a garage on his undeveloped lot for the purpose of storage. The Board felt that its best representation of the membership at this time would be to deny this request on the basis that the construction of a storage building on an unoccupied lot would not be consistent with the intent of the by-laws. However, the Board directed that Mr. Buser be notified of this decision and further advised that if he wished to pursue the matter and could provide a timetable for construction and occupancy of a residence the Board would like to work with him toward a mutually acceptable resolution of his request.

The Board discussed the issue of the electrical power for the stables and its decision was to rent the stalls at the stable individually for \$20.00 per stall to anyone wishing to use them for that purpose on a first come, first serve basis. The member renting the stall would be responsible for locking that stall and the Club would not be responsible for any loss or theft resulting from the use of the stalls for storage. The electrical meter will remain connected and the \$20.00 per stall rental would cover the cost of power. This offer will be made via the newsletter with a July 1, 1991 effective date.

Mr. Donald Judd has been awarded the mowing contract for community areas and Mr. Dennis Bigler has been awarded the contract for the upkeep and management of the pool for the upcoming season.

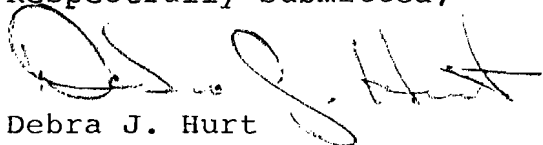
Mr. Brush reported that requirements for cluster boxes have been met and barring unforeseen complications the boxes should be here by late June.

The Board arrived at a meeting date schedule for the coming year of the second Thursday of each month. The next regular meeting to be held on June 13, 1991 at 7:30 p.m. at the Clubhouse.

The Board discussed committee appointments and set a date of May 16, 1991 at 7:30 p.m. at the Clubhouse as a meeting date for the Board to meet and arrive at final committee appointment decisions and recommendations.

With no further business to come before the Board the meeting was adjourned.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Debra J. Hurt', is written over the typed name. The signature is fluid and cursive, with a large initial 'D' and 'H'.

Debra J. Hurt
Secretary

MALVERN CLUB INC.
BOARD OF DIRECTORS MEETING
MINUTES
MAY 16, 1991

The Malvern Board of Directors met at the clubhouse on Thursday , May 16, 1991. Debbie Hurt was absent. President Brush called the meeting to order at 8:00 P.M.

The minutes were ~~NOT~~ approved for the meeting on May 2nd.

A brief discussion was held about the Buser Garage Proposal. A letter was sent to Mr. Buser for more specifics about the garage and future plans. A response was received from Mr. Buser by letter and by phone from Mrs. Buser. The garage will be built to store family items while they wait for their present home to sell. They will build a home in Malvern when their present home is sold. The Board voted to allow construction of the garage.

COMMITTEES:

Troy Gooding will remain chairman of the Road Committee. Committee members include: Kevin Corbin, Paul Clements, Charles Conrad, Bud Morley, and Jimmy Dyer.

ARCHITECTURAL COMMITTEE-

Troy Gooding will serve as liaison to this committee. Mr. Kalish was chosen to be chairman. The Board chose nominees for the committee: Al and Nancy Lambert, Brad Sturdivant, Betty Huppach Pat Carpenter, and Kathy Clements. Nominees are to be contacted, by Mr. Kalish for committee membership.

OPERATIONS:

Mr. Place will serve as liaison to these committees:

Pool-Mr. Bigler will handle pool items.

Dam-No committee, 3 grass cuttings a year. Grounds-The Board picked nominees for this committee: Mrs. Grogan, Mrs. Stackhouse, Mrs. Rumpler, Mrs. Place, Dr. Graham, and Mr. Galloway.

Buildings-Committee nominees included: Mrs. Fisher, the Bickleys, Mr. Strode, Mr. Hicks, and Mr. Aliff.

FINANCE COMMITTEE:

Nick Luthman will serve as chairman of this committee.

Members include: Amy Galloway, Nancy Lambert, and Jim Aitken.

Meeting adjourned at 9:15 P.M.

MALVERN CLUB, INC.

BOARD OF DIRECTORS MEETING

MINUTES

JUNE 13, 1991

The Malvern Club, Inc., Board of Directors met on Thursday, June 13, 1991 at 7:30 p.m. at the Malvern Clubhouse. The meeting was called to order by President Brush. All members were present.

The minutes of the May 2, 1991 and May 16, 1991 minutes were approved as presented.

It was reported that road assessment payments are coming in well and that a reminder will be placed in next week's newsletter that those sums are due by July 1, 1991.

Mr. Brush reported that he met with the road consultant on June 12, 1991. Mr. Taggart expressed his feelings that the road was constructed very well and made five suggestions for minor corrections or additions to the work, which are in the process of being taken care of. The roads will be compacted after next soaking rain. The consultant advised that it is now time for seeding of the banks disturbed by the road construction. He recommended a mixture of Annual Rye and crown vetch. He also recommends hydroseeding using wood particles as opposed to a method using straw. Mr. Conrad is soliciting bids for this work. So far \$37,000.00 has been spent on this major road project (Covered Bridge Drive and Liberty Lane)

Mr. Keith Houston met briefly with the Board to advise of his concerns that some lot owners have no intention of having their vacant lots mowed. Mr. Houston also briefly spoke to the Board of his wish to paint the silo currently in the corner of his property in a light-house "motif". Those plans are currently being considered by the Architectural Committee whose decision that will be. Mr. Houston also expressed a desire to place the diving board that was removed from the dock below the Clubhouse on the dock on the other side of the lake. The Board discussed the difficulty in policing the requirement that members have their vacant lots mowed at least twice a year. The Board is considering offering an option to members that they can either arrange to have their own lots mowed or they can pay into a general fund (similar to that of the snow removal fund) and Malvern Club, Inc. will contract with someone to handle the mowing.

The Board discussed Mr. Houston's proposal concerning the diving Board. The Board was advised that the dock below the Clubhouse will have to be shortened 10 to 12' because of a break in the metal supports under the wooden walkway. The diving board was apparently placed on that dock by a private member and was not authorized or requested by any Board or Committee. Problems have developed at the lake, especially around the dock located on the other side of the lake involving people swimming, fishing, etc. that are not Malvern members, nor are they accompanied by a Malvern Member. On occasion these persons have become hostile or lied when asked to leave. In light of these facts, the Board felt that it would be best not

to put the diving board back up anywhere until more consideration could be given the matter. The Board would like more input from members and are concerned about such things as whether the placement of the diving board at the lake creates a hazardous attraction for unchaperoned children as the lake area is not as frequented as the pool area and Board felt that at this time, placing the diving board on the other dock would certainly be inviting more trouble from non-members - so the Board would not wish to even consider placing the diving board on the other dock until that problem is resolved. And the other dock is frequented more often by members fishing or boating and the diving board activities may be disruptive to the activities of those members.

The Board reviewed problems developing with the pool. The pool is being frequented by non-members and uninvited persons. Last weekend the pool had to be closed as the *heavy* usage created a condition not prepared for by pool personnel. Now that personnel has been made aware of the conditions that can develop no other closings of that nature are expected. The Board reviewed some measures to control pool attendance, One major project will be the implementation of a sign-in sheet and a curfew on persons under 18 not accompanied by a parent. The Board will watch the pool situation closely and take whatever measures necessary to insure maximum usability by members.

Mr. Alan Place reported that the following names were being contacted for possible membership to these committees:

Grounds Committee

Natalia Stackhouse
Betty Rumpler
Mrs. Alan Place
Lee Graham
Grave Allen

Building Committee

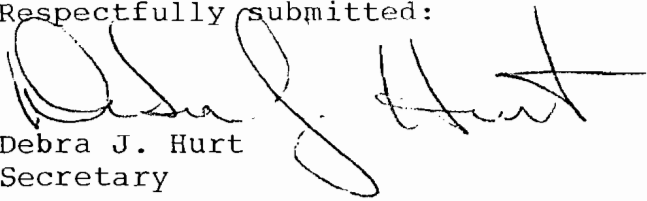
Don Strode
Mark Hicks
David Aliff
Meg Morley
Nancy Lambert

Mr. Place suggested that these committees could be utilized to set short and long-term goals for Malvern's growth and to assume the responsibility for suggesting priority for these goals and soliciting data as to the cost of such improvement goals.

Dr. Luthman reported that he would have a full ^{financial} budget report after the deadline for receipt of the road assessments.

With no further business to come before the Board, the meeting was adjourned. The next Board meeting was set for July 24, 1991.

Respectfully submitted:


Debra J. Hurt
Secretary

MALVERN CLUB, INC.

BOARD OF DIRECTORS MEETING

MINUTES

JULY 24, 1991

The Malvern Club, Inc. Board of Directors met on Wednesday, July 24, 1991 at 7:30 p.m. at the Malvern Clubhouse. The meeting was called to order by President, Ray Brush. All members except Mr. Alan Place were present.

Mr. Brush welcomed Mr. Grover Dean, Mr. Don Nicholson and Mr. David Kalish to the meeting.

The minutes of the June 13, 1991, meeting were approved as presented with one correction, i.e. page two, next to the last paragraph the word "budget" should read "treasurer's".

Mr. Luthman reported \$8,764.12 on deposit in the money market fund and \$9,787.57 on deposit in checking, for a cash on hand balance of \$18,551.69. He further reported that all bills are current. Fifty-four lots have not paid the road assessment which was due July 1, 1991 and +8 have not paid annual fees of \$200.00 each which were due January 1991.

Mr. Brush reported on previous years assessments - a letter has been sent to Handwerker by our attorney advising that payment of the remainder of the judgment amount must be made or the matter will be acted on by the Commissioner, Jeff Early. The Morehead property is for sale and a lien has been placed against the property for two years back dues. There were two other lots in arrears and they have been sent letters by our attorney. It was reported that the three Barber lots were sold at public auction and back dues have been paid.

Upon motion made and seconded the Board unanimously adopted the following resolution:

BE IT RESOLVED, that starting immediately the signature for Malvern Club, Inc. on checking account number ~~2507-1329-06~~ and Money Market account number ~~2507-1329-07~~ shall be Nicholas Luthman and/or F. Raymond Brush.

The Board discussed in detail the proposal to create a location for the new cluster mailbox - centralized mail delivery service on Malvern property adjacent to Mr. Nicholson. Mr. Nicholson voiced his concerns with such a location and after much discussion and upon motion made and seconded the Board decided that alternate locations should be explored in an effort to reduce the size of the site and cost of preparing the site and further that a smaller cluster of boxes be used at the front of the subdivision with Mr. Kalish checking into getting an immediate petition to have centralized mail delivery expanded to an internal location within the subdivision as soon as possible.

Pursuant to Mr. Nicholson's report of certain trees on the power company's right of way which are threatening power lines and streets the Board decided to request the power company to inspect the trees in question and if at all possible take them down at their expense.

Mention was made of the impending need for an alternate subdivision entrance/exit. It was noted that with an ever increasing residential population any number of situations could arise which would necessitate an alternate method of accessing Malvern's residents.

Mr. Brush reported that we have received notification from the School Board of their August 12, 1991 meeting. They have requested that someone from our Board attend to answer any questions the School Board members may have as the matter of whether school bus service will be provided within Malvern for the next school year will be decided. Also they have requested an update on our progress in meeting their requirement, such as the modification of the island at the entranceway. It was reported that Paul Clements and Kevin Corbin had volunteered to tear out the part of the island that needs to be removed in preparation of the renovation.

Mr. Kalish reported for the architectural committee that an addition to the Burns home had been approved. Also, approval was granted for a garage addition to the end of Mr. Houston's home and Mr. Houston was also granted approval to construct a storage shed adjacent to the silo on his property on an existing foundation.

Upon motion made and seconded it was approved that efforts be made to have Malvern's zoning changed from agricultural to residential in an effort to better reflect the character of the land use and to allow Malvern Club, Inc. to more effectively enforce the Deed of Dedication and restrictive covenants.

Mr. Kalish further reported that the power line over the lake is too low and Potomac Edison will be raising same at no cost to Malvern in the near future.

Mr. Kalish presented a proposal for improvements to the dock and beach area on the lake near his home. He provided a sketch of his proposal and asked that same be considered for inclusion in the 1992 budget. The estimated cost of the upgrade would be \$2,000.00

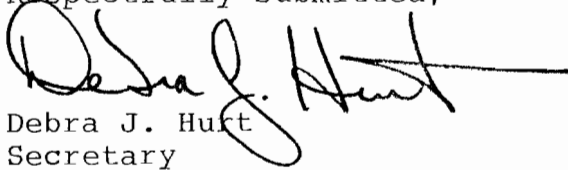
Mr. Kalish advised that he was aware of a mail order wholesaler which could supply our pool supplies for significantly less than what we are spending now and he had discussed same with Mr. Bigler. Upon motion made and seconded the Board directed that Mr. Bigler be granted permission to purchase from the wholesaler and make payment for same by arrangements arrived upon between himself and Dr. Luthman, Treasurer.

Troy Gooding reported estimates for seeding the banks in the areas of road construction have been received. The most economical estimate was submitted by RAM Construction, however, the road budget has been depleted and after consideration the Board requested that the road committee go back to RAM and ask for a bid on doing only those steep and problem areas at this time in an effort to reduce instant cost.

The next meeting was scheduled for Wednesday, August 14, 1991
at 7:30 p.m. at the Clubhouse.

With no further business to come before the Board the meeting was
adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Debra J. Huft". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Debra J. Huft
Secretary

MALVERN CLUB, INC.

SPECIAL BOARD OF DIRECTORS MEETING

MINUTES

AUGUST 1, 1991

A special meeting of the Malvern Club, Inc. Board of Directors was held at Malvern Clubhouse on August 1, 1991 at 6:30 p.m.

This meeting was called for the purpose of reviewing the proposed agreement from the Madison County School Board on school bus service in Malvern for the coming school year.

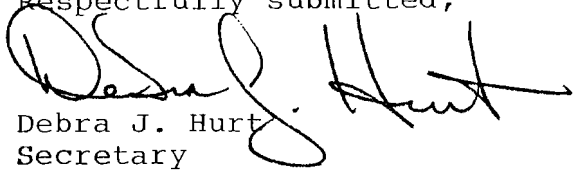
Upon motion made and seconded the proposed agreement was unanimously approved as written. (A copy of which is attached hereto and made a part hereof.)

Upon motion made and seconded the Board made unanimous election not to have the agreement reviewed by our attorney due to its brief and straightforward approach to the issue at hand.

The Board discussed the latest proposed location for the cluster mailboxes. The Board made an on site review of the location, which was just inside the entrance side of the front access area, to the right and intersecting the fence. Due to the availability of space at that location, the anticipated relative minimal expense in locating the pull-off, the location's relative lack of interference with any property owner's 'quiet enjoyment' of their property, upon motion made and seconded the Board unanimously approved the location subject to an approval by the architectural committee.

With no further business to come before the Board the meeting was adjourned.

Respectfully submitted,


Debra J. Hurt
Secretary

N.B. - All members were present for this special meeting.

THIS AGREEMENT made and entered into this the 12th day of August, 1991, by and between MALVERN CLUB, INC. hereinafter called "Club", party of the first part; and MADISON COUNTY SCHOOL BOARD, hereinafter called "School Board", party of the second part;

W I T N E S S E T H T H A T

WHEREAS, the community known as Malvern situated in Madison County, Virginia, is a private residential community served by private roads; and

WHEREAS, approximately 15 to 20 children of school age now reside at Malvern and attend public schools in Madison County, Virginia; and

WHEREAS, the parties hereto deem it desirable that school bus(es) owned and operated by the School Board should enter Malvern and use the private roads in order to transport children of school age to and from the Madison County Public Schools; and

WHEREAS, certain agreements have been entered into relating to the operation of school buses within Malvern;

NOW THEREFORE, for and in consideration of the premises and in consideration of the mutual benefits to be obtained by the parties, it is agreed as follows:

1. The Club hereby grants to the School Board the right to enter into Malvern and to operate its school bus(es) upon the private roads serving Malvern for the purpose of transporting children to and from public schools in Madison County, Virginia.

2. The Club further agrees that emergency vehicles and police officers (County and/or State) shall have the right to enter Malvern and to use the private roads for the purpose of providing emergency service and investigating accidents arising out of the operation of school buses within Malvern.

3. The Club further grants to the School Board, its servants and agents, the right to enter Malvern and the right to use the private roads for the purpose of checking the roads, repairing disabled buses and conducting such other necessary business as normally relates to the operation of school buses traveling on public highways.

4. It is understood and agreed that the School Board shall maintain liability insurance on its school buses and its drivers and that said coverage shall apply when the school buses are being operated within Malvern.

5. The Club further agrees to provide a snow removal procedure consistent with such service provided on comparable public roadways. The School Board reserves the right to not serve any area of Malvern with school bus service during periods of severe weather conditions which would impose a dangerous situation to the bus, the driver or students.

6. The Club hereby agrees to release, and does hereby release, discharge and hold harmless the School Board, its servants and agents, from any claims which the Association might have at any time in the future for damages to the private roads, curbs, gutters, vegetation or other areas provided for the use of vehicles at Malvern arising out of the operation of school buses at Malvern.

7. All provisions of the Madison County School Board's policies and regulations applicable to school bus service on private roads are incorporated into this contract by reference. Pick-up areas for students within the subdivision shall be designated by the Superintendent or his designee and an agent of the Club.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed this the day and year first above written

MALVERN CLUB, INC.

By F. Raymond Brush
F. Raymond Brush, President

ATTEST:

Debra J. Hunt
Debra J. Hunt, Secretary

MADISON COUNTY SCHOOL BOARD

By George Volkman

ATTEST:

Norma D. Good, Clerk of the Board

MALVERN CLUB, INC.

BOARD OF DIRECTORS MEETING

MINUTES"

AUGUST 14, 1991

The Malvern Club, Inc. Board of Directors met on Wednesday, August 14, 1991 at 7:30 p.m. at the Malvern Clubhouse. The meeting was called to order by President, Ray Brush.

The minutes of the regular meeting of July 24, 1991 and the minutes of the special meeting of August 1, 1991 were approved as presented.

Dr. Luthman presented an informal financial report including the report that approximately 69 lots have not paid their \$150.00 road assessment. Dr. Luthman reported \$15,777.63 cash on hand including a checking account balance of \$6,974.01 and a Money Market fund balance of \$8,797.62.

Troy Gooding presented the following estimates to the Board on behalf of the Road Committee. The Road Committee is proposing these items for inclusion in the 1992 Budget.

Finish Surry Court	\$ 1,500.00
Maintenance (including grading)	9,000.00
Snow Removal	2,000.00
Turkey Trot	23,000.00
Upgrade Ashlawn (Gravel)	8,000.00
Re-do Covered Bridge hill (bridge)	<u>15,000.00</u>
	\$58,500.00

Mr. Brush presented the Board with the School Board's requested addition to our agreement with them. The Board unanimously approved that addition to the agreement. A copy of the final agreement is attached hereto and made a part hereof.

Mr. Brush reported that the construction is underway for the entrance repairs and the cluster box location. Those boxes should be in place in early September.

Mr. Brush conveyed a report of the Architectural Committee to the Board. The Committee reports it has been made aware that Neil Edwards has constructed an above ground swimming pool and shed on his lot without prior approval from the Architectural Committee and without a county permit. It was suggested that lattice or screening be used to conceal the pool and surrounding structure.

In light of the this and other violations of the architectural requirements the Architectural Committee has requested the Board to define the Architectural Committee's authority in handling violations.

The Board directed that the Architectural Committee draft a proposal of what they would recommend as a definition of their authority and provide the Board of Directors with same as a starting point from which to make their decision. The Architectural Committee further requested that consideration be given the possibility of a standardized sign requirement for lot owners wishing to display their lot numbers and/or names. Some Board members felt that a policy on signs may have already been established and the matter will be checked into and reviewed at a later meeting.

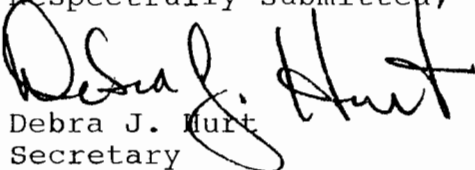
Mr. Brush advised the Board that he was advised that the Board may wish to reconsider its decision to request rezoning for the development. He was advised that there may be ramifications of which the Board is not aware. Therefore, the request for rezoning was put on hold until the matter could be further researched.

Due to a number of lot owners not mowing their lots as required the Board determined that in the future the lot owners will be advised that they can either have the lots mowed themselves or the Board will contract with someone to mow all of the unmowed lots and bill the respective lot owners.

The next meeting of the Board of Directors will be devoted to budget preparation and was scheduled for Wednesday, September 11, 1991 at 7:00 p.m. at the Clubhouse.

With no further business to come before the Board the meeting was adjourned.

Respectfully submitted,


Debra J. Hurt
Secretary

BOARD OF DIRECTORS MEETING

MINUTES

SEPTEMBER 11, 1991

The Malvern Club, Inc. Board of Directors met on Wednesday, September 11, 1991 at 7:00 p.m. at the Malvern Clubhouse. The meeting was called to order by President Brush. All members except Troy Gooding were present.

The minutes of the August 14, 1991 meeting were approved as read.

Dr. Luthman reported a checking account balance of \$3,468.26 and a money market balance of \$8,831.24. He also distributed a budget worksheet indicating budget balances through August 31, 1991. These sheets were used by the members as they began work on the 1992 proposed budget. The bulk of this meeting was dedicated to that budget preparation.

Mr. Place advised that the pool would close the weekend of September 15, 1991. Mr. Place further reported the following recommendations from the building and grounds committee for inclusion in the 1992 budget: Paint the outside of the Clubhouse; Repair the porch roof on the Clubhouse and replacement of the stove/range in the kitchen of the Clubhouse.

Mr. Place also advised that the committee was proposing a general grounds cleanup and within the scope of that proposed that the large trees just outside the entrance to the Clubhouse be removed as they are encroaching on the roof of the Clubhouse and will cause ultimate damage. Upon motion made and seconded it was unanimously approved that the large trees outside the entrance to the Clubhouse be removed as soon as possible.

Mr. Brush reported that the new cluster boxes should be in place by September 15, 1991.

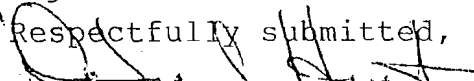
Mr. Brush reported that the work had been completed on the planter at the entrance to the subdivision and requested that an amount not to exceed \$125.00 be allotted to replant shrubs and plants in the planter. Upon motion made and seconded it was unanimously approved that an amount not to \$125.00 be allocated to purchase plantings for the renovated planter at the entrance to the subdivision.

Upon motion made and seconded the Board voted to contract for the mowing of any lot that had not had its second cutting by October 1, 1991, and assess the lot owner for the costs of that mowing.

The remainder of this meeting was dedicated to budget planning. The next meeting of the Board of Directors was scheduled for September 25, 1991, at 7:00 p.m., which meeting will be devoted to completing the Proposed 1991 Budget.

With no further business to come before the Board the meeting was adjourned.

Respectfully submitted,


Debra J. Hure, Secretary

MALVERN CLUB, INC.

BOARD OF DIRECTORS MEETING

MINUTES

SEPTEMBER 25, 1991

The Malvern Club, Inc. Board of Directors met on Wednesday, September 25, 1991 at 7:00 p.m. at the Malvern Clubhouse. The meeting was called to order by President, Raymond Brush. All members were present.

The minutes of the September 11, 1991 meeting were approved as presented.

Mr. Brush reported that the power company will take out the bad tree near Don Nicholson's home and will trim the tree near Mr. Rumpler's home which contains a bee colony.

Dr. Luthman submitted his resignation from the Board of Directors, effective immediately. Dr. Luthman cited personal reasons including a desire to spend more time with his family. The Board regretfully accepted Dr. Luthman's resignation.

The remainder of the meeting was devoted to completion of a proposed 1992 budget and discussions of possible alternatives for raising club revenues and completing road construction.

With no further business to come before the Board the meeting was adjourned.

Respectfully submitted,



Debra J. Hurt
Secretary

MALVERN CLUB, INC.
ANNUAL BUDGET MEETING
OCTOBER 19, 1991

MINUTES

The Annual Budget Meeting of Malvern Club, Inc. was held on Saturday, October 19, 1991 at the Malvern Clubhouse.

The meeting was called to order at 2:10 p.m. by President Ray Brush. 56 lots were represented in person or by proxy. Barbara Fisher, Donna Dyer and Sandra Mowchan served as registrars.

The minutes of the April 27, 1991, Annual Meeting were approved as read.

Mr. Brush recognized members that were attending for the first time and long-time non-resident members of the Club.

Mr. Brush presented the budget analysis and reported that a capital expenditures line item had been added to the budget format and explained the tax advantage to property owners because of that addition.

Troy Gooding reported for the Road Committee that the original projected expense for the roads, which included improvement of Covered Bridge and Liberty Lane and some work on Surry Court, was \$55,956. The final cost was \$44,541 for Covered Bridge and Liberty Lane, \$465 for Surry Court and \$7,495 for hydroseeding banks. The Road Committee's projections for work in 1992 are to complete Surry Court at \$1,500, maintenance at \$11,000, repair/re-do the hill near the bridge on Covered Bridge at \$15,000 and make Pine Torch, Sleigh Bell and Carriage Lane accessible in dry weather.

Mr. Strittar inquired as to status of work on Pine Torch Lane and how that matter was being addressed. It was determined that Mr. Strittar would consult with the lot owners affected by the location of the road bed to ascertain the feasibility of working out an agreement whereby the road could be left in its present location. There will be a question of some lot owners having enough space to locate well and septic in compliance with county requirements. If those can be met there will be a question of a variance for those lot owners affected by the set back requirements of Malvern's Deed of Dedication. The Board indicated they felt the Board and the membership would be willing to do whatever possible to facilitate such an agreement between the lot owners because of the significantly increased cost to the Club to upgrade Pine Torch if the road bed has to be relocated from its present position to its original platted position. Mr. Strittar will contact adjacent lot owners and will meet with the Board in an attempt to arrive at a resolution of this problem that would not unduly prejudice any adjacent lot owner nor the use of any lot for a building site.

Mr. Kalish reported for the Architectural Committee that no applications for construction of new homes had been made and that applications for additions, garages, decks and out-buildings have been approved. Mr. Kalish highlighted two items from the Deed of

Dedication that seem to come up most often. These were one, signs are restricted to two (2) square feet or two hundred eighty-eight (288) square inches and that two, accessory buildings need to match the color scheme of the house as close as possible. Mr. Houston questioned a decision of the Architectural Committee that he not be allowed to paint his silo white. He was advised that he would have to go back to that Committee with a request for a revote and if he still had a complaint after doing that to approach the Board of Directors for a final decision.

The Architectural Committee will be sending letters after the first of the year to anyone that has not come into compliance with their accessory buildings.

Mr. Kalish asked that the membership be notified and entertain a vote at the April 1992 Annual Meeting to amend the covenants to limit the number of permanent structures on a lot to three, this number to include the home. Permanent structures were described as house, garage, carport, and storage shed.

Mr. Kalish reported that the original plans to place additional cluster mailboxes at an alternate location from the front entrance have been denied by the Northern Virginia postal directive, citing enforcement of a postal regulation that contract carriers cannot enter onto private property. Malvern is currently served by a contract carrier. Therefore, the additional boxes, which are on order, will be placed with the other boxes at the entrance location.

Mrs. Owens reported that measures needed to be taken to keep anyone parking at the Clubhouse from parking so as to restrict the passage of the school bus collecting and discharging children on school days. The Board assured Mrs. Owens that necessary steps would be taken to avoid such problems. Mrs. Morley suggested no parking signs on the part of the roadway that comes into the parking lot.

Note was made that where the planter size at the entranceway had been reduced there needed to be some pavement filled in. A call will be made to the local highway department personnel to see if they would take care of that as that is actually on their right of way.

Al Lambert and Grover Deane were recognized for their efforts to keep the paved portion of Malvern roadways repaired through cold patch repair.

Mr. Alan Place reported for the Buildings and Grounds Committee that there would be \$10,000 budgeted for that area if the proposed budget were approved. Those monies would be used to paint the clubhouse and repair the roof over the patio on the clubhouse. He further reported that the two very large cedars at the clubhouse entrance will have to come down to facilitate the painting and repair work and to further the life of the painting and repair work. Also, included in this budget item are monies to upgrade the area around the swimming/boating pier so as to make lake access easier and more attractive.

There was discussion on the regular assessment of \$200.00 and the requested special assessment of \$150.00. It was felt that the membership should be cognizant of the fact that although the special assessment has to be approved/voted on each and every year by the membership that the regular assessment eventually will have to increase as maintenance of the improved roads and community properties increases. The ever increasing number of residents may soon necessitate the hiring of a part-time maintenance person and part-time manager.

It was reported that there remain 29 lots delinquent in their payment of the special assessment due 7/91 and 10 lots delinquent in their payment of both the regular assessment due 1/91 and the special assessment due 7/91.

Upon motion made and seconded the membership unanimously approved the 1991 Budget Analysis and Proposed 1992 Budget, a copy of which is attached hereto and made a part hereof.

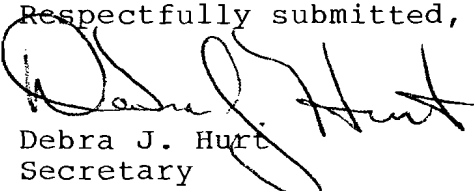
Upon motion made and seconded the membership voted by ballot, 52 votes to 1 vote to approve the Capital Improvements Budget. Don Busser and Mike May acted as tellers.

Mr. Brush advised that a packet of information has been prepared pursuant to the Property Owners' Association Act containing pertinent information for the prospective home/lot buyer. That packet is available at a cost of \$25.00 each.

Mr. Bud Kreh requested that the membership be notified and entertain a vote on the matter of real estate for sale signs being placed on Malvern properties, at the April 1992 Annual Meeting. Mr. Kreh and Naomi Aitken will assist in drafting the proposed revision to the Deed of Dedication in this matter.

With no further business to come before the membership the meeting was adjourned at 3:45 P.M.

Respectfully submitted,



Debra J. Hurt
Secretary

MALVERN CLUB, INC.

BOARD OF DIRECTORS MEETING

MINUTES

November 14, 1991

The Malvern Club, Inc. Board of Directors met on Thursday, November 14, 1991 at 7:00 p.m. at the the Malvern Clubhouse. The meeting was called to order by President, Raymond Brush. All members were present.

The minutes of the September 25, 1991 meeting were approved as submitted.

Mr. Brush reviewed the Club's financial status and reported pursuant to the attached financial outline.

Mr. Kalish attended the Board meeting on behalf of the Architectural Committee. He advised that Mr. Houston is again approaching his committee and insisting upon painting his silo white. Upon motion made and seconded, the Board recommended that Mr. Houston be required to agree in writing that he would bring his shed into conformity with his proposal that the Architectural Committee approved, i.e. vinyl siding the same color as his house and his garage into conformity with his proposal that the Architectural Committee approved, i.e. attached by breezeway to his house and in return for his conformity to the specifications originally approved by the Architectural Committee that Committee would then agree to the silo being painted white and only white. This recommendation was for the Architectural Committee's consideration only and was not a directive to that committee. If the Committee desires to proceed in this fashion they will enter into an agreement with Mr. Houston if he so desires. Said contract/agreement to be drafted by Malvern Club's attorney.

Mr. Place reported that the Buildings and Grounds Committee was very pleased with the budget approval at the last meeting of the membership and the contractor has been notified that his bid was accepted for clubhouse painting. Work on the painting will begin in the spring. The work in the kitchen will begin as soon as the arrangements for the range top rewiring can be made. Mr. Place requested that if possible arrangements be made with Mr. Kalish to have the porch roof repaired prior to the painting beginning. A work crew will be put together to drop the two large trees at the entrance.

Mr. Brush reported that Jeff May did mow the dam. The cost was \$275.00.

David Kalish and Donald Buser have both expressed an interest in the available Board position. Mr. Brush had requested a letter from each of them as to their reasons for wanting to serve on the Board and their ideas and goals for Malvern in the coming years. The Board will call a special meeting to appoint a new member as soon as both responses are in hand.

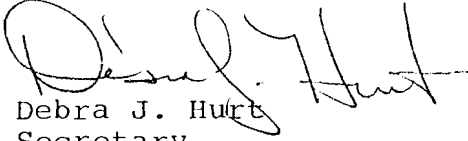
The Board briefly discussed the possibility of increasing the Board of Directors to 7 members.

Upon motion made and seconded it was directed that Troy Gooding and Ray Brush will be the two signatures on the Malvern Club bank accounts. (Upon the resignation of Dr. Luthman, Mr. Brush's was the only name currently available for use on those accounts.)

Arrangements have been made with Anderson Brothers to handle the snow plowing this winter. They have also agreed to sand and salt as they plow. The cost to lot owners to have driveways plowed this winter will increase to \$15.00.

With no further business to come before the Board the meeting was adjourned at 9:25 p.m.

Respectfully submitted,


Debra J. Hurtt
Secretary

MALVERN CLUB, INC.
BOARD OF DIRECTORS MEETING"
MINUTES

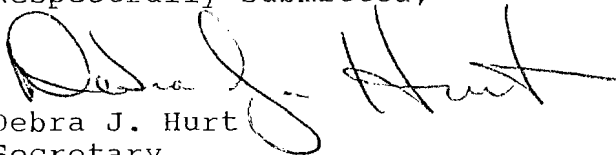
NOVEMBER 20, 1991

The Malvern Club, Inc. Board of Directors met on Wednesday, November 20, 1991 @ 7:00 p.m. at the Malvern Clubhouse. This was a specially called meeting for the purpose of appointing a member to the Board to fill the unexpired term of Dr. Luthman.

Upon motion made and seconded the Board unanimously approved the appointment of Mr. Don Buser to fill unexpired term of Dr. Luthman to the Malvern Club, Inc. Board of Directors.

With no further business to come before the Board the meeting was adjourned by President, Ray Brush.

Respectfully submitted,


Debra J. Hurt
Secretary