

Malvern Club, Inc.
January 12, 1993

The regular meeting of MCI was called to order at 7:30 p.m. with Alan Place presiding.

Work to be done to pool area: floor drain to be installed in pumphouse and repair electrical and install a sun deck. Board agrees to hire a lifeguard that will be responsible for cleaning the pool and checking I.D. to prevent non-members from using pool. Discussion on charging a daily fee for all guests. Cathy Clements to obtain some names and Club to advertise in newsletter and paper. Club mowings: board agrees to solicit for bids for mowing the clubhouse yard, Malvern Drive and around swimming pool.

Alan Place read a letter from Malvern Partner's II. They have proposed to pay their dues and give \$7,018. This is all they have left from the sale of a lot. This is \$1,500 less than original agreement for their share of the road work. Board agreed to accept this offer.

Jeff Early was present for legal council and Mr. John Stritter was present to discuss the opening of Pine Torch. Board agreed to move ahead immediately to clear the legal right of way leaving a majority of the road in present location and relocating the cul-de-sac to accommodate lots 73 & 74. Mr. Early advised that circumstances allow for the board to grant building setback variances for lots 78, 77, 76 and 75 in exchange for legal right of way to leave road bed in present position only relocating cul-de-sac. Board hopes to have all paperwork completed in 1993 involving Pine Torch. Mr. Brush to contact owners of lots 77, 78, and 75. Mr. Stritter to contact owners of other affected lots.

Proposed lake: the board takes the official position that the lake will not be constructed. Mr. Early to handle the correspondence involving the handling of Old Forge Way.

Letter read from Al Lambert stepping down as Adopt-a-Highway chairperson. Cathy Clements and her brownie troop to take over.

Slowick residence: A variance given to reduce setback from Malvern Drive to approximately 90 ft to accommodate septic system. Secretary, David Kalish, to send letter granting variance but requiring repair of Pine Court and planting of evergreen trees between the house and Malvern Drive.

Road Committee: Board recommends the completions of Sleigh Bell and Turkey Trot. Also to open Carriage Lane. Road Committee to solicit for at least three bids on opening this road. Also to

give immediate attention to the mud hole problems on Chestnut Rail.

Dam Report: Seeding and clearing needs to be done at the toe of the dam. Motion by Don and seconded by Cathy to allocate \$500 for this work.

Neighborhood Watch: Board in favor of instituting a neighborhood watch program in Malvern. Ron Montgomery to be contacted to organize meeting with Sheriff's Department.

Meeting adjourned at 11:30 p.m.

Respectfully submitted,

David Kalish, Secretary

Jeff R

Malvern Club, Inc
Regular Board Meeting
February 16, 1993

The regular Board Meeting was called to order by President, Alan Place at 7:45 p.m. Ray Brush, David Kalish, Cathy Clements and Don Busser present.

Letter read from Mr. Philips, owner of Lot 93. He is seeking forgiveness of his dues on lot 93 due to the fact that it will not perk. Board discussion brought up that this would be in violation of the By-Laws. Secretary to send letter to Mr. Philips.

Cable service: Motion by Don seconded by Cathy to install cablevision in Clubhouse and teen center and remove antenna which has blown down.

Board discussed the establishment of a business office for the Club. Possible locations in the current T.V. room in the Clubhouse or in the apartment bedroom of the teen center building.

Next Annual Meeting to be held on April 24th. Other actions approved. I.D. cards for members to use the Lake and Pool to be picked up at the April meeting.

Pay phone to be relocated outside to facilitate availability of use. David Kalish to check with C&P telephone.

Ray Brush to follow up on seeking judgments for delinquent dues. Financial standing as of 2/16/93: Money on hand: checking \$8,790; Money Market \$25,295; Total cash on hand: \$34,085.

Secretary to notify boat owners that \$30 annual fee is due.

Nominating Committee consists of Patty Owens, Christine Gooding, Issac Woodson and Bonnie Perryman.

No Road Committee report at this time. Architectural Committee report -- no activity or applications since November. Slowick house under construction, variance for set back granted to accomodate drainfield. Partlow house approved for construction Spring of 93 (April or May).

Meeting adjourned 10:15 p.m.

Sincerely,

David Kalish

Malvern Club, Inc.
Board Meeting
March 17, 1993

The regular Board of Director's meeting was called to order at 7:45p.m. by Alan Place, President. David Kalish, Ray Brush, Don Buser and Cathy Clements present.

Motion to purchase pay phone and install outside. Monthly fees will be half and we get to keep money. \$150 for phone. All approved.

Four candidates running for three positions: Norm Kloaker, Kemper Dean, Alan Place & Don Buser.

Board to look into a new proposal for snow plowing for next winter.

Motion to send Don Nicholson \$100 for all his help at the front entrance mowing. Letter to be sent by Secretary.

Next board meeting 4/12/93 at Little Chef 6:30 p.m.

Road Committee Report: Consultant, John Taggart, to meet with Road Committee and draw up specifications for road work to be done so that bids may be solicited.

Financial Report:	Checking	\$	7,424.34
	For Deposit		1,490.99
	Money Market		31,674.53
	Total on hand	\$	40,589.86

Motion made to hire R. Lee Payne & Son to open pool and remove leaves.

Respectfully submitted,

David Kalish, Secretary

Malvern Club, Inc.
Annual Meeting
April 24, 1993

The Annual MCI Meeting called to order 2:15 p.m., President, Alan Place presiding. Ray Brush and David Kalish present.

Sixty-three voting lots represented. This is more than enough to meet the 50 member minimum.

Report of Committees:

ARCHITECTURAL: Five new homes approved for construction. Two completed, and two under construction one to be started soon. This represents a growth of approximately 8%.

BUILDINGS & GROUNDS: Clubhouse exterior painted completed. Shutters installed, looks good. Teen Center being updated. Office to be placed in Teen Center. Shower to be installed in Clubhouse to make it more functional.

POOL REPORT: Sundeck to be completed May 30, 1993. Lifeguard hired for the summer to control use of pool by non-members. Docks to be completed over the next several weeks. More help needed to complete this project.

MEMBERSHIP REPORT: There are two members delinquent with their dues. One since 1990 the other since 1991. Judgements have been filed. Treasurer's Report attached.

AUDIT REPORT: Lee Graham reported that books look fine.

ROAD REPORT: The hill on Covered Bridge to be repaired under warranty. Pot holes to be repaired as soon as possible.

Petition presented to the Board after being read to the membership requesting that some action be taken on the use of unlicensed vehicles in subdivision.

NOMINATING REPORT: Three candidates running for election as described in April newsletter. Alan Place, Don Buser, Norman Kloker. We had one nomination from the floor. Ray Mowchan was nominated by Norman Kloker which was seconded by Patty Owens. A motion was made by Issac Woodson to close nominations seconded by Lee Graham, so carried.

Election Results: Alan Place 57 Ray Mowchan 38
Norm Kloker 55 Don Buser 34

Meeting adjourned at 3:55 p.m.

Respectfully submitted,

Malvern Club, Inc.
Regular Board Meeting
May 4, 1993

The meeting was called to order at 7:50 p.m. Alan Place presiding. Members present were David Kalish, Norm Kloker and Ray Mochan. Cathy Clements absent.

Election of Officers by Board:

Alan Place - President
Norm Kloker - 1st Vice President/Public Relations
and Buildings & Grounds
Cathy Clements - 2nd Vice President/Roads
David Kalish - Secretary/Architectural Com.
Ray Mowchan - Treasurer

Report on status of the dam. Seeding completed as required by State of Virginia; drain tile to be installed to control area of seepage.

Docks - Large one to be completed by the end of May. Small one hopefully by the end of June.

Ray Brush spoke to board on his presentation of purchasing the 17 UVA lots. UVA to pay '93 dues of \$6,000. Mr. Brush to advance \$18,000 more in dues for 94, 95 & 96. All funds (\$24,000) to be used for road work on Old Forge Way. Mr. Brush to have the right to inspect the road work. Board stated that the work will begin as soon as possible after receipt of dues and will strive for completion of a gravel road in 1994.

Board agrees to sell at least one building lot this summer to help finance road projects.

Board agrees to restrict vehicles (dirt bikes, etc.) from the common property, especially from the Clubhouse grounds to preserve the grass.

Next Board meeting at 7:30 p.m. on Tuesday, June 8th.

Respectfully submitted,

David Kalish, Secretary

Board of Director's Regular Meeting
June 8, 1993

Regular Board Meeting called to order 8:45 p.m. Alan Place presiding. All board members present.

Motion by Norm Kloker to accept minutes of previous meeting, seconded by Cathy Clements, all in favor so carried.

Changes in board duties were as follows: Cathy Clements to be in charge of Buildings & Grounds, David Kalish to be in charge of Roads.

Pool rules to be mailed out as soon as possible and lifeguard to have a flexible schedule. Motion to have C&P put a payphone outside and install a new business line inside. Motion to do this made by Norm Kloker and seconded by Alan Place so carried.

Lots to be mowed under last year's contract, notices to be mailed out to lot owners.

R&B Realty presented a contract to Malvern Club, Inc. involving a joint program to open Old Forge Way. After discussion contract to be sent to our attorney for review and alterations.

David Kalish to contact road consultant on hill and take care of repair contracts.

Motion by Norm Kloker and seconded by Ray Mowchan to purchase two community bulletin boards. All in favor, so carried. Next board meeting to be announced pending members work schedules.

Motion to adjourn 10:45 p.m.

Respectfully submitted,

David Kalish, Secretary

Regular Board of Director's Meeting
August 10, 1993

Regular Board of Director's Meeting called to order at 8:45 a.m. Alan Place presiding. Roll call: Alan, Ray, Norm and David present. Cathy excused for work.

R & B Realty purchase of U.V.A. lots. Offer to accept three years of advanced dues at \$350 per lot, per year towards the construction of Old Forge Way. Board in favor. Attorneys ironing out details of contract. Dues to be paid in three installments. One before each stage of construction (clear, grade, gravel).

Membership to vote on construction of proposed lake at October meeting.

Malvern Partner's II to be paying their 1993 dues and road fee soon.

Bids were opened for hiring out soil and erosion plans. Bruce Parker's proposal was the most economical. Motion by Alan Place, seconded by Ray Mowchan to hire Bruce Parker.

Hydroseeding: Bids were opened. Motion by Norm, seconded by Ray to hire Stringfellow's Turf to seed and mulch Sleigh Bell, Bee Gum, and Half Penny. All in favor so carried.

The Stackhouse's were very pleased with the results of the new entrance of Carriage Lane.

Norm to write up job descriptions for the responsibilities of the directors of the Board and of all committees.

Board to re-evaluate need for Life Guard and maintenance of pool for next year. Motion by Norm, seconded by David to set up office in Clubhouse. All in favor. Discussion resulted in use of the blue room for office. Telephone to be installed soon. Telephone number to be in next newsletter. Members to be encouraged to use office phone to leave messages pertaining to club activities/business. Office will be monitored daily Mon-Fri.

Motorbikes etc. (roads are for public use). Club property can be restricted. Attorney looking into restrictions regarding unlicensed vehicles/drivers.

Next two meetings to be 9/14/93 at 7:30 p.m. and 9/21/93 at 8:30 a.m.

Motion by Alan, seconded by Norm to adjourn (11:20 a.m.).

David Kalish

Malvern Club, Inc.

Special Meeting, September 1, 1993

A Special meeting of the MCI Board of Director's meeting was called to order at 10:00 a.m.

Discussion of R & B Realty purchase of the 17 UVA lots. Details to be worked out for a joint venture to build the road (Old Forge Way).

President, Alan Place made a presentation where UVA current 93 dues and advancement of the 94, 95 & 96 dues by R&B Realty be used for immediate construction of Old Forge Way. Board to have one week to evaluate the project after all surveying has been done.

Motion by Ray Mowchan, seconded by Norm Kloker that we not enter into the agreement without the addition of an escape clause. All in favor, so carried. Agreement not signed at this meeting pending results of meeting with outside governing agencies such as U.S. Corp of Engineers and the Soil and Erosion Agent.

Meeting adjourned at 11:45 a.m.

Respectfully submitted,

September 14, 1993

Regular meeting of the Board of directors called to order at 7:00pm, The President Alan Place presiding in the chair. The directors that were present, Norman Kloker, Kathy Clements, Ray Mowchan and David Kalish.

The reading of the previous months minutes and the old business were deferred until the next regular meeting in October. President Place presented his proposal of a budget for 1994 and discussed each item. Copy is attached. The board approved the printing of this proposal for mailing to the membership, along with a reminder that the Annual Budget meeting will be at the Club House on October 18, 1993. The President agreed to prepare a status report and proxy to be included in the mailing. Director Clements agreed to prepare a report concerning the Buildings, Grounds and Pool. Director Kalish agreed to prepare a report on the roads and Architectural committee. Treasurer Mowchan, a financial report.

Director Kloker moved that Grace Allen be appointed to the office of Recording Secretary, motion carried. A job description to be prepared by Director Kloker.

It was agreed that all copies of previous correspondence and corporate records, now in the hands of past and present officers are to be brought to the office-for-corporate-affairs now established in the Club House. All documents are to be filed, as required by the By-Laws by the recording secretary, who will be their custodian. The President, Treasurer and other Directors

will provide the Recording Secretary with all items of business in time for preparation of an agenda that can be mailed to each Director seven days prior to each Regular Meeting. The meeting was adjourned at 8:30 pm.

David Kalish

Corporate Secretary.

Regular Board Meeting
October 7, 1993

Meeting called to order 8:00 a.m., Alan Place presiding in the chair. Motion by Norm Kloker, seconded by Ray Mowchan to accept the minutes of the September 7th and September 14th Board meetings.

Review agenda for Annual budget meeting October 16, 1993. Dates to be changed on proxy's as they come in. Three volunteers needed for recording and registering members to vote. Ballots to be distributed to all members in good standing.

Assessment amounts to be clearly specified in the recorded minutes for legal purposes. Boards looking into reducing telephone costs.

Alan Place spoke on printing 6 newsletters per year and restrict it to board and club news. Reduce or eliminate editorial section.

School bus, we are in no danger of losing our bus service. Driver (Robin) transferred to another route upon her request.

Board agrees to let the Girl Scouts and Boy Scouts have use of the Teen Center for their meetings at no charge.

Reports to be given at the Annual Meeting shall consist of Architectural, Roads, Buildings & Grounds, and Financial.

Motion made by Alan Place, seconded by Norm Kloker to notify R&B Realty about using UVA 1993 dues to offset road expenses incurred this year. This to be voted at the November Board Meeting.

Board to find a solution to the dirt bike problem. If noise is a problem, members can call police and have parties involved charged with disturbing the peace.

Motion to adjourn by Kathy Clements, seconded by Ray Mowchan.
Adjourned at 9:00 a.m.

Respectfully submitted,

David Kalish, Secretary

MALVERN CLUB, INC.

MINUTES OF ANNUAL MEETING

Saturday, October 16, 1993

The annual meeting of Malvern Club, Inc. was held Saturday, October 16, 1993, at 2 p.m. in the Malvern Clubhouse, Madison, Virginia. Eighty-four voting members (including proxies) were present.

The meeting was called to order by the President, Alan Place, who called attention to the important items on the attached agenda to be voted upon. He then called for committee reports.

David Kalish, Chairman of the Architectural Committee reported there are now 90 homes in Malvern, 47 homes north of Dark Run, and 43 on the south side of Dark Run. Four houses are currently under construction. He stated that at the rate of four to five new homes each year, we are growing at about 7 1/2 to 8%, which will probably be the trend for the next several years.

Kathy Clements reported for the Buildings and Grounds Committee. Clubhouse: No major repairs were required in the clubhouse this year. To make the clubhouse more available, the following has been done: (1) an office begun in the Blue Room; 2) bedrooms updated in the Green Room; 3) teen center spruced up and opened. The teen center was kept unlocked for member's use beginning this summer, but unfortunately, due to vandalism of that area, is now locked at all times. A shower has been installed in the women's room. As reported previously, a business phone was installed in the office and a pay phone placed outside near the main entrance.

Pool: The lifeguard/maintenance position was well received this summer. Although having a person there daily to enforce non-member use, the Board will evaluate the cost efficiency of this position. Suggestions will be welcomed. Except for a breakdown of the pumping system on

Labor Day, the pool operation went smoothly this summer.

Grounds: Stable area has been bushhogged once each month and weed killer applied around the building. No definite plans have been formed for this area, but the Board will be looking for future uses for this area.

Front Entrance: Once again, after two short years, the signpost is in need of repair and painting. I will be looking at other posts and signs that will be more weather resistant. Any suggestions/concerns/assistance will be welcomed.

Kathy would like to revive the Buildings and Grounds Committee. There are many opportunities for Malvern residents to assist with the upkeep of the area. If you are able to help, please let her know.

Most of December has been booked for the Clubhouse bedrooms at \$15 per night. Special functions fee is \$50.

David Aliff said nothing had been done on the sign because of needed repairs on supports for the sign.

David Kalish reported on meeting with an engineering consultant regarding construction of the second lake that was included in the original development plans. He estimated the cost at between \$350,000 and \$450,000. This lake would also flood part of twenty building lots. Flooding would range from 1% to 55%. Eight lots would be flooded more than 20% and six lots more than 30%. Building of the dam is very involved.

Norman Kloker reported for the Public Relations and the Malvern Community Communicator.

The community meeting to introduce the Neighborhood Watch program provided by the National Sheriffs' Association was well attended and resulted in the acceptance of the plan. Decals for front doors or windows, as well as manuals for each resident, are now available. Large signs for use at the Malvern Entrance are now being prepared and will be posted there very soon.

Inasmuch as Board members are often not available by phone at their home or place of business, a central phone and answering service has been installed in the official office of Malvern Club, Inc. The number provided is 948-3462. This is being checked daily to be assured that urgent concerns are given attention. If there is an emergency, call the Sheriff if you cannot contact a Board member.

A bulletin board has been installed on the outside of the Clubhouse and at the Malvern entrance by the mail boxes.

The summer picnic was a huge success. We have greatly improved our acquaintance and fellowship in our community.

Discussion followed concern^{ing} the newsletter, edited by Dr. Lee Graham and published by Norman Kloker. Norman said the purpose envisioned was and is "people communicating with people" through the "Communicator" and to include some of the early history of Malvern for the benefit of the newer residents. Since the cost of printing and postage of the newsletter was \$900 last year, it was suggested, moved by Al Lambert and seconded by Lisa Swett, that in the interest of saving money, the Communicator would be published every other month. It was passed by voice vote.

David Kaligh reported on the status of our roads as of October 1, 1993. The footage of roads hardsurfaced remains

unchanged at 2.2653 miles. Covered Bridge hill upgraded from double seal to blacktop. Roads opened or improved to a driveable gravel base increased from 2.2061 miles to 4.704 miles. Untouched or unopened roads decreased from 1.5116 to .3846 miles. Other improvements that do not affect mileage are repair of potholes on the hard surfaced roads along the double sealing of several intersections and the modification of the front entrance to better accommodate the flow of traffic. The road allowance has been used up for 1993, and by accepting the special assessment for 1994, it will allow us to open Pine Torch and complete Turkey Trot and gravel Carriage Lane, adding .9151 more miles of road to the completed system. After this, all that will remain is the .0328 miles for Sylvan Court and the .3848 miles of Old Forge Way that is untouched. The Board will then be able to concentrate on what the community most desires, the hardsurfacing of the gravel roads.

Ray Mochan, Treasurer, distributed report on the Malvern Club budget to September 30, 1993 and projected for the rest of the year. The budget proposed for 1994 was discussed item by item. Discussion of unpaid dues followed. Alan Place said that we are actually taking out judgments against those who have not paid assessments this year. Question was asked if names could be published and Alan said the matter would be put on hold and would try to contact those who have not paid by phone and give them an opportunity to make some arrangement for payment. It was moved and seconded that the Treasurer's report be approved as presented and that the proposed budget for 1994 be accepted with a reduction in the amount provided for the newsletter because it was voted to publish it every other month.

The President, Alan Place, brought up the topic of construction of the second lake that was included in the original development plans. Our current Board of Directors, and its immediate predecessor Board voted against the project as being too costly and destroying too much property by flooding. We have no plans at present to start the lake. The cost, as stated previously in these minutes and estimated by our consulting engineer would be between \$350,000 and \$450,000. The acreage is 75% larger than Lake Madison. There would be 28-30 acres of water in a new lake. All lot owners would own to the center of the lake and would have to sign off an easement. Lots that were greater than 30% flooded would not have a perk site to build on. There would be no public access provided for the lake. It is estimated that it would cost \$1250 per lot owner to put in the second lake, the cost borne by all lot owners.

Part of 12 to 15 flooded lots would preclude well or septic. Two lots are presently up for sale.

A total of 83 lots reported were by proxy or present. As the By Laws require a 2/3 vote of all residents to vote the project, and as we do not have 2/3 today, Alan suggested we take a vote today to see what the feeling is of those present and take a vote again at our April meeting. It was so moved by Donna Dyer and seconded by Wallace Harvey. The vote taken by secret ballot and there were 75 no's and 4 yes, 4 abstaining.

Alan introduced the second item to be voted upon: renewal of special road assessment. Malvern Board recommended we again set road assessment at \$125. We spent extra money to redo the hill on the south side of Dark Run. Also finished up Half Penny, Beegum and Sleigh Bell. Worked on Carriage Lane, but ran into trouble with stumps and cost exceeded estimate. If special road assessment

is approved, Carriage Lane can be finished and Old Forge Way completed.

Malvern owns two lots, 81 and 119, and would like to sell them. All money from the sale would go toward the road program. Motion by Bud Morely to continue road assessment of \$125 for another year. Seconded by Lee Graham. Vote taken by secret ballot: 76 yes, 2 no, 1 abstention.

David Kalish reported on the proposal to bring the roads to State specifications with the ultimate result of maintenance by the State. Malvern would absorb 50% of the cost. The money must come up front. Roads would become State roads open to the public. A five-year program was proposed, beginning at the front entrance to Pine Torch Road must be up to State specifications. Utilities would be moved by homeowners and the median strip on Malvern Drive removed. Everyone has an easement to the center of the adjoining road and it could not be done if one person would not sign off on the easement. The cost to each lot owner would be approximately _____ . (detailed cost estimates attached)

Alan Place stated that the Board is looking into whether or not we want to hire a lifeguard again next year for the pool.

Flora May questioned whether events in the Clubhouse must be sponsored by a resident. Alan said that if you sponsor an event, the resident is responsible for any damage.

David Stackhouse asked if the Board has come to any conclusion about what we are going to do with the barn. Jim Rumppler asked if policy could be put in writing.

Regarding horses in Malvern, Alan Place stated that it was voted on at one time and is in the minutes that we would have no horses.

David Kalish said the Board would like to have the old garage cleaned out this winter so the picnic tables could be stored there to take better care of them so they would last longer. Also, we need it for Club maintenance. Rental of the stables is a part-time temporary accommodation to lot owners and cannot be considered on a long-term basis.

Motion to approve the regular annual assessment of \$225 was made by Ray Brush and seconded by Lloyd Epperly. Secret ballot was taken and approved 76-3.

Discussion about dirt bikes followed. Alan Price said individual lot owners can control and set rules for grounds. The problem is an enforcement problem. We have tried to keep it to contacting parents. The Sheriff can be called if the complaint is "disturbing the peace." "Reckless driving" can be pursued by individual lot owners. David Kalish suggested that the subdivision can levy fines for infractions, but have our lawyer write up something so it is legal for our next meeting in April.

David Aliff, for the Architectural Committee suggested that if lotowner does not adhere to the approved specifications for his house, there should be a cost assessed. Also, some kind of bond up front to complete house in a certain length of time would be helpful. Alan Place said he would like to see a suggestion in writing and the Board would take it up so it could be voted upon.

Soil Erosion Act. Controls do not affect private subdivisions until July 1, 199 .

Motion to adjourn the annual meeting by Donna Dyer and seconded by Lloyd Epperly. It was passed by voice vote.