

**BOARD OF DIRECTORS
MALVERN CLUB INC.
Dec. 5, 1995**

Regular meeting called to order at 8:10 pm. Members present were Sam Driver, Paul Clements and David Kalish.

The minutes of the November meeting were read for approval and accepted. The next order of business was to set the Dues for the 1996 Budget that was approved by the membership at the October Annual budget meeting. There was a motion by Sam to set the regular assessment due Jan 1, 1996 at \$225.00 and the special assessment due June 1, 1996 at \$125.00. The motion was seconded by Paul Clements, all were in favor so carried.

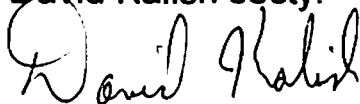
Discussion on the New Front Entrance sign to expedite its installation was followed by a motion from David Kalish seconded by Sam with all in favor to hire a mason if necessary to help get the sign installed. David to contact the sign committee and work out the details.

Newsletter to come out in January, Paul to put a notice up on the bulletin boards and all board members to get their information in to Paul as soon as possible.

Old buildings; Paul to contact the Fire Department to make arrangements to have the Old House and Barn burned. The Board was in agreement to make donation to the Department to accomplish this task.

Motion for adjournment, all in favor so carried. Adjourned at 8:45 pm.

David Kalish secty.



**BOARD OF DIRECTORS
MALVERN CLUB INC,
Nov. 14th, 1995**

Regular meeting called to order 8:00 pm. President Sam Driver presiding in the chair. Members present David Kalish, Mike Perryman & Tom Pulaski, excused Paul Clements.

The minutes of the Oct 17th meeting were read and with an amendment to the Building & Grounds Committee report were accepted.

Reports of Committees: Buildings & Grounds reported that the Club House operating committee had accepted a Resignation from Linda Place as chairperson of that committee. Reservations will now be taken by Flora May and Diane Cross, Cleaning by Billie Schantz and Anjie Wiseman and Maintenance will be reviewed and recommendations made by Jim Kilpatrick and Wallace Harvey.

Motion by Sam to change the \$75 rental fee to \$200 with \$50 refundable after approval from the operating committee. All were in favor so carried.

Architectural committee reported that growth has been steady, no new home application this past month as it is normal for these applications to be filed in Spring thru Summer.

No report from Public Relations

Road Committee; Arrangements have been made for snow removal all roads are currently in good condition. Architectural committee to check into the second culvert on lot 148[Bean]. Motion by David Kalish and a second by Sam Driver granting permission for the Road Committee to purchase the materials necessary for fixing the ditches on Covered Bridge Drive in the area of the hill. Also to approve funding for the grading and widening of Sylvan Lane, all in favor so carried.

Motion to adjourn at 9:30 pm. all in favor so carried.

Adjourned 9:30 pm.
David Kalish Secty.

**ANNUAL BUDGET MEETING
MALVERN CLUB INC.
October 28th, 1995**

Annual meeting called to order at 10:15 am. President Sam Driver presiding in the chair. All Board members were present.

Reports of committies were presented to the membership for information. Buildings & Grounds; Stated on work that has been done to the Club House such the installation of a new furnace and water supply system, also that future work-days will be announced to help with painting the interior. Architectural reported that growth has been steady with a majority of it now taking place on the back side of the subdivision. Public Relations; The communicator will continue to come out on a Quarterly basis and to watch the bulletin boards for information if you wish to put in an article. Finance; A copy of the Club's financial status was available to the membership and filed with the minutes. Road Committee; Hard surfacing of the loop was completed this year and work to complete the last two remaining roads, Pine Torch & Old Forge is underway.

The floor was open for discussion on the proposed 1996 Budget. A line by line presentation of the Budget, including the Capital Improvement special assement , was made to the membership. After the discussion was closed ballots were then collected. The final tally was 62 votes to accept the budget, and the capital improvment special assement, 2 votes to reject it and 2 abstaining. The 1996 Malvern Club Budget was accepted by the Membership.

Adjournment was in order bringing the meeting to a close at 11:00 AM, October 28th, 1995.

David Kalish, Secty.

**BOARD OF DIRECTORS
MALVERN CLUB INC.
Oct.17th, 1995**

Regular meeting called to order at 8:00 pm, all members were present. President Sam Driver presiding in the chair. Motion by Sam to accept the September minutes, all in favor so carried.

Committee reports:

1. Buildings and Grounds; Detailed report filed with the secretary basically the Stable area has been cleared and seeded and future work days will be announced for more painting in the Club House and cutting of trees on the property. There was a Board discussion on the problems involved with Linda Place as chairman of the operations and reservations for the Club House as the accounts and books were not at all in order. The Board was unanimously in favor of forwarding the recommendation to the Club House Operating committee that changes be made in staffing to correct the problems, so carried.
2. Architectural; Report filed with the secretary. Board requests that action be taken on the escrow accounts for the new homes that have been completed.
3. Public Relations; The newsletter has gone out and the proxy has been mailed separately. The next Communicator is planned for mailing in early December. The community yard sale was fairly successful and \$156.00 was raised towards the fund for recreational equipment.
4. Road Committee. Plans for Old Forge Way were submitted to the County for approval so that the construction of that road can commence. Stream crossing has already been put out to bid and a logger has been lined up to clear the road right-of-way. Approximately \$1,000 worth of 21A is being brought in for maintenance of the Gravel Roads.

A plat was finally submitted by Milton Estes for Pine Torch showing the new location of the road and it was recommended by the Committee and unanimously agreed by the Board to replace Estes with Marvin

Hinchey for the completion of Pine Torch as Estes has failed to meet our time requirements and is more than 6 months behind.

The committee also announced that a Dry-Hydrant will be installed under the grant program on the Lake at the beach area on Ashlawn Drive.

New business; Motion by Sam to use pipes that the Club has to correct the Erosion problem on lot 207, all in favor so carried.

Treasurer reported that Neal Edwards sent a check for payment of dues past and present on his lot and one that he foreclosed on to be for payment in full. The check was approximately \$80 short of what we are due. There was a motion by Tom and a second by Sam to accept this check as payment in full as it would be financially unfeasible for us to go to court to collect the balance, all were in favor so carried.

Other Business; Motion by Sam second by David that the Club purchase 30 folding chairs to accommodate seating for the membership at meetings, all in favor so carried.

President Sam Driver set the next Board meeting for November 14th at 8:00pm. Adjournment was at 10:pm.

David Kalish Secty.

**BOARD OF DIRECTORS
MALVERN CLUB INC.
Sept. 12th 1995**

Regular meeting called to order at 8:15 pm. President Sam Driver presiding in the chair. Members present, David Kalish, Mike Perryman and Tom Pulaski.

Minutes of the previous meeting were submitted for approval, all in favor so carried.

Committee reports:

Buildings & Grounds; Work day Oct 14th lunch for the volunteers to be supplied by the Club, Louisa Grogan to help with the food. Clearing of the Stable area needs to be done ASAP if not started soon the Board agrees to contact another contractor to do the work.

Architectural; The Building application has been modified to assist the Road Committee in the preservation of the Roads. Board approves of the form and has recommended that the Club Attorney review it for legality of enforcement. Statement to be published in the next Bulletin.

Road Committee; no report.

Treasurer reported that budget was ready for the newsletter and submitted a financial report to the Board.

Motion to have the next Board meeting on Oct. 17th. at 8:00 pm. all in favor. Motion to adjourn at 9:00 pm. so carried.

David Kalish Secty.

**Malvern Club Inc.
Regular Board Meeting
Aug. 22, 1995**

Meeting called to order 8:00 pm President Sam Driver presiding in the chair. Members present David Kalish, Mike Perryman, Tom Pulaski and Paul Clements.

The minutes of the July meeting were read for approval. Motion by Sam and a second by Tom to accept the minutes as presented, all in favor so carried.

Reports of Committees. Pool Committee: Discussion on limiting the number of guests that can be brought to the pool. Committee to make a decision for the next Board meeting and for publication in the next Communicator.

Buildings and Grounds: Stable grounds to be cleared in Early Fall. Notice to be given to Residents that have personal property stored there so that they may permanently remove it. Property stored inside the buildings will have to be removed in the near future and the owners will be notified in advance. The board also noted that residents are bringing non-burnable items to the stable area as if it were their Dump, this practice will stop.

Architectural: There were no applications for July and the Aug. meeting was changed to accomodate a incoming application for a new home to Aug 24. T.F.S. Homes submitted a request for a front yard varience of 40ft. for a home on lot 183 as the lay of the land and Health Dept. approval for a drain field and building site were the determining factors. Motion by Sam and a second by Paul to grant the request for a varience, all were in favor so carried.

Public Relations: Deadline for the Communicator set at Sept 9th for non-board items. All Board items to be ready right after the Sept. 12th meeting. Motion by Paul Clements to allow Virgie Partlow to sponser a community yard sale at the club house, tables to be rented and funds to benefit Malvern Club recreational Equipment Program.

Road Committee: Kemper reported that the E&S Plan for Pine Torch Lane as proposed by Milton Terry Estes would be very expensive. Estes stated to Kemper that the new County Agent was very detailed and demanding. Road repairs to be done are as follows, The loop, \$2400.00

Blacktop the Bridge \$3500.00 if we go to Windmill Lane \$9000.00. Board approved the funding to repair the loop and to Blacktop only the Bridge.

In light of this David Kalish made a presentation that we persue the constuction of Old Forge Way as we already have the E&S Plan for submission to the county , all were in favor. There was a motion by Sam and a second by David to move ahead with getting the E&S Plans for Pine Torch Lane, all were in favor so carried.

Sept. Board meeting; it was mutually agreed to set this meeting for Sept. 12th at 8:00pm.

Annual Budget meeting as per by-laws to be the 3rd Sat of Oct. Upon discussion it was mutually agreed that the Oct 1995 Annual Budget Meeting will be on Sat , Oct 28th at 10:00am.

There was a motion to adjourn at 10:30 pm.all in favor so carried.

David Kalish, Secty.

MALVERN CLUB INC.
Board of Directors Meeting
July 18th, 1995

Meeting called to order at 8:00pm. President Sam Driver in the Chair.

Members present were Sam Driver, Paul Clements, Mike Perryman, Tom Pulaski and David Kalish.

The minutes of the June Meeting were presented for approval. After review there was a motion by Sam and a Second by Tom to accept the minutes as presented all were in favor, so carried.

Old Business: Front Entrance Sign on hold as Dick Thompson is temporarily incapacitated. David Kalish and Bob Schantz to assist with the project.

Stable Project: Staining has begun future work day to be set to complete. Discussion on the clearing of the paddock area, A motion by Mike Perryman to hire Jimmy Aylor for the estimated cost of \$1500.00 to clear this area. a second by David Kalish all were in favor, so carried.

Old Barn & House removal project. Sam had conferred with our attorney and it was recommended that we can assist the lot owner by finding the contractors to do the work. We cannot hire them eg. sign contracts, or compensate them for the work to be done.

School Bus: Paul Clements contacted the Madison County Schools and the bus will travel the Loop this School Year. Some branches need to be trimmed on Covered Bridge Drive. Paul Clements and the road committee to get together with the School Bus Director to ensure that the appropriate work is done.

Committee Reports:

Finance Committee: As of this meeting there are only 13 members that are delinquent in payment of thier assessments. This is a record LOW . A judgment against Malvern Partners 2 has been granted by the courts and the 9 lots that they currently

own do not have clear title to them. Our attorney recommended that we sit tight at this time as we will collect the entire past due amount with interest as soon as the next lot sells.

Public Relations: Excellent job, special thanks to Dick Thompson and the deadline for articles for the next issue has been set for September 9th.

Architectural Committee: Minutes of the committee meeting submitted as required. Letter from Mrs. Kaplan forwarded to the Board as the Committee felt that her request does not come under the jurisdiction of the committee. The Board agreed to meet with both parties involved and resolve the matter. A request for a variance by Bill Hunt to build a storage shed in his yard was denied as applied for. David Kalish to meet with Mr. Hunt to work out a compromise.

Building & Grounds: Report submitted as required. New workday to be set to complete the staining of the barns. Committee to look into needed repairs at the Club House.

Roads Committee: Board commended the men on a job well done for getting Covered Bridge Dr. open so soon after the Flood. Bills presented were Repair to the Bridge \$550.39, gradeing of the gravel roads \$220.00 and stone needed \$330.00. A motion by David Kalish and a second by Tom Pulaski to pay these bills. all were in favor so carried. Pine Torch Lane; Kemper requested a special meeting to look into the construction of this road. Date set July 25th at 8:00pm. A request from Norm Kloker to have what he considers a road drainage problem across his lot involving culverts under Bee Gum Way and Sleigh Bell Lane's shoulder. Road committee and the Board to look into this. Cost estimate for a soil and erosion plan for Pine Torch was submitted by Milton Estes the surveyor. The Board requested that the Road committee contact Marvin Hinchey for a competetive price as Estes wants over \$5,000.

New Business: Research "court decree" for constructing the Proposed Lake, Jeff Early to look into the Legal end such as statute of limitations. Complaints about Dogs on Ashlawn Dr.? Motion by David Kalish 2nd by Sam to defer these items

until the next Board meeting. All in favor so carried. Next Board meeting set by President Sam Driver for August 22nd. at 8:00pm. all in favor so carried.

Adjourned 11:15pm.

David Kalish Secty.

MALVERN CLUB INC.
Board of Directors Meeting
June 6, 1995

Meeting called to order at 8:10 pm President Sam Driver presiding in the chair. Board members present were David Kalish, Mike Perryman, Tom Pulaski and Paul Clements. The minutes of the May meeting were approved and the Board then moved on to the task of completing the committee rosters. The committees are as follows.

Finance Committee: Chairman-Tom Pulaski with Ray Mowchan and Bob Schantz.

Public Relations/Communications: Chairman-Paul Clements, Karen Kalish & Dick Thompson.

Architectural: Chairman-David Kalish, Ray Mowchan, Bob Schantz, Don Nicholson and Norm Kloker.

Buildings & Grounds: Chairman-Mike Perryman, Kathy Clements, Ray Brush, Louisa Grogan, Sam Driver and Don Nicholson.

The Sub committees are as follows.

1. Club House Operations: Sam Driver Chairman, Linda Place, Angie Wiseman, Flora May & Billie Schantz.
2. Environmental/Beautification: Mike Perryman Chairman, Ray Brush, Kathy Clements, Louisa Grogan, Sam Driver & Don Nicholson.
3. Members Activities: Tom & Debbie Pulaski.
4. Entertainment: Sam & Jaqui Driver.
5. Swimming Pool: Sam Driver Chairman, Mike Perryman & Tom Pulaski.
6. Athletic/Recreation: Paul Clements.
7. Roads: Kemper Deane Chairman, Lenny Lohr, Don Nicholson, Kevin Corbin & Mike Perryman.

8, 9, & 10 are all under the direction of the Board. They are Personnel and Administration, Long Range Planning and Rules Committee.

Public Relations Chairman Paul Clements announced that the deadline for submission of articles for the Communicator is June 20th and that a mailing was planned for the last week of June.

Architectural Committee reported its activities to the Board, a copy of its minutes submitted to the Board.

Buildings & Grounds reported that a cleanup day for the Clubhouse is planned for the near future, copy of report filed with these minutes.

Road committee reported on the status of the work that has been done and requested for funding approval to purchase speed limit signs and caution children signs and posts for installation. Motion by David Kalish 2nd by Tom Pulaski to approve request all in favor so carried.

New Business: The Board agreed to get underway with the construction of Pine Torch.

Brush Burning: The pile at the Stable area to be burned on the evening of June 9th, volunteers needed.

Mowing contract for Clubhouse and Malvern Dr. No bids were received so at the request of the Board Luke Kalish agreed to continue mowing.

Public Relations/Communicator: The Board unanimously agreed to publish the newsletter on a quarterly basis.

July 4th Picnic: The Board agreed that an annual Summer Picnic may be more beneficial for the Community as many families have plans for the Holiday Weekend.

Motion by Sam seconded by Tom to have the next Board meeting on July 18th at 8:00 pm. all were in favor, so carried. **Motion to adjourn by David Kalish, seconded by Tom Pulaski** all were in favor so carried.

Adjourned at 10:30 pm
David Kalish, Secty:

MALVERN MANAGEMENT INC.
June 6th 1995

Regular meeting called to order at 10:45 pm. President Sam Driver presiding. Board members present , Treasurer Tom Pulaski and Secretary David Kalish.

Discussion on the sale of the lots. Board agreed to sell lot #119. Price to be officially set at the next meeting after we research the sale price of comparable lots in the subdivision.

The Board agreed that the proceeds from the sale of Lots 221 & 231 as well as revenue generated from the sale of the other lots 119 & 81 should go into road construction and or other capital improvements such as Tennis Courts as per the Court Decree. All were in favor so carried.

Motion to adjourn by D.K. seconded by T.P. Adjourned at 11:45 pm.

David Kalish, Secty.

Long Range Planning Committee
May 11th, 1995

Regular meeting called to order at 8:00 pm, David Kalish chairman presiding.

The main purpose of long range planning is to project the needs of Capitol Improvements. The first area considered was the growth of the residential community. Based on past statistics the number of homes in Malvern should be 100 at the end of 1995 and increase by 5 per year over the next 5 years.

The committee felt that the following schedule would be appropriate beginning with the current year.

1995 Hard surfacing of the Loop and opening Pine Torch Lane.

1996 Opening Old Forge Way

1997 The Year of recreational improvements, Tennis courts, shuffle board etc.

1998 Hard surface secondary roads, Ashlawn, Sylvan, Powderhorn

1999 Clubhouse improvements

2000 Install a 2nd swimming pool.

2001 Complete hardsurfacing of the remaining roads.

The community must remember that this committee does not deal with minor details, only with capitol improvements that will determine future budgets. Our goal is to give the community notice of the direction that we will follow based on input from the majority of our membership. If you have an idea or goal "Get Involved" the Club needs positive input not complaints after the fact.

David Kalish, Chairman.

**Regular Board Meeting Malvern Club Inc.
May 9th, 1995**

Meeting called to order at 8:10 pm. President David Kalish presiding.

The first order of business was the selection of officers amongst the board members.

The new slate of officers is as follows.

| | |
|------------|---------------|
| President. | Sam Driver |
| 1st V.P. | Paul Clements |
| 2nd V.P. | Mike Perryman |
| Secretary | David Kalish |
| Treasurer | Tom Pulaski |

Officers were then selected for Malvern Management Corporation.

They are as follows.

| | |
|-----------|--------------|
| President | Sam Driver |
| Secretary | David Kalish |
| Treasurer | Tom Pulaski |

Other business, The Board agreed to fund the Dry Hydrant Project then submit the bill to the Fire Department to expedite its deployment. The new hydrant will be located on the pond on Liberty Lane. Kurt Nellis to take care of the details.

Architectural. A request for a 25ft. front yard variance was approved for lot 144 for the construction of a residence for Milton Cason. The Health Department Sanitarian, Gregory Dixon, had located the drainfield and the lay of the land allowed little for a conforming location.

Roads: The committee submitted proposals for the hydroseeding. The Board agreed to hire Stringfellow's Turf for the project. The committee also requested \$50 for Sentry Electric to cover the fuel costs of the Bucket Truck and \$15 to cover the cost of a new chainsaw chain. There was a motion by Sam and a second by Paul to to pay the requests, all were in favor so carried.

Buildings & Grounds: There was a motion by Sam and a second by Paul to give a \$50 donation to Muscular Distrophy on behalf of the gentleman who loaned us the power-washer to clean the pool, all were in favor so carried.

Selection of committees to be finalized for the June Board meeting which was set for June 6th at 8:00pm.

Motion to adjourn by Sam Seconded by Paul, so carried.

David Kalish, Secty.

MALVERN CLUB INC. ANNUAL MEETING - APRIL 29, 1995

10:00 a.m.- Call to Order- President: David Kalish
Board of Directors attending: David Kalish, Ray Mowchan, Allan Place, and Sam Driver. Absent-Norm Kloker

Financial Report- The attached financial report was submitted by Ray Mowchan with an audit report.

Architectural Committee Report-

A. Committee chairman David Aliff submitted his resignation to David Kalish. Also, member Wigfield submitted his resignation from the committee.

B. David Kalish reported that two applications were submitted with checks for approval to build on lots on "the loop".

C. A Long-range Planning Committee meeting was announced for May 3rd at 7:30 p.m.

Road Committee Report- Kemper Deane submitted a road committee report as follows-

A. Plans are being made to Hydro-seed areas around "the loop" when the current road work is completed.

B. A contract with S.L. Williamson was signed to patch potholes, and repair damaged spots on Malvern Drive, Ashlawn, and Covered Bridge Road.

C. A workday for cutting limbs along wooded roadways was announced for May 6th.

D. The next anticipated road project is the construction of Pine Torch.

Buildings and Grounds Report- Submitted by Sam Driver-as attached.

Other Business-

A. Director Kalish reported that a Dry Hydrant will be installed within a few weeks-as soon as we receive a "part". The hydrant is to be put at the lake, near the Kalish house. Director Kalish recommended purchasing two more hydrants; one for Dark Run, and another for the pond next to lot #165.

B. A vote was taken to indicate membership approval/disapproval of the action taken by the Malvern Board of Directors to borrow money from it's members to fund the paving of the "loop" section of the road system. 30 votes approved of the action, 2 votes disapproved.

C. Three Board of Directors were eligible for election to three directors' seats. Those eligible and elected were: Thomas Pulaski, Paul Clements, and Mike Perryman. John Dawson was listed on the ballot, but was declared ineligible because he was not a "member in good standing".

D. Additionally on the ballot was a proposed amendment to the Malvern Club, Inc. Deed of Dedication as attached. The amendment was passed by a vote of 58 in favor, 1 against.

E. Meeting was adjourned.

Meeting
Board of Directors
Malvern Club, Inc

4 April 1945

8PM. Call to order - David Kalish

Attendance Kalish Klocke Drumer
Place Mowbray

Road Committee Report - Kenner Deane
road side work to continue
(9 persons participating)
potholes to be repaired
work on loop to begin 10 days

Arts & Craft - Kalish no report
Long Range Committee - Kalish
no report

Public Relations - Klocke
Newsletter completed - mailed

Buildings & Grounds - Drumer
hole in pole needs repair
painting of pool required - to do
Day of Dedication update being
prepared for Annual Meeting
Club Race plan - donation - Sam
Kliff - Kalish - Thompson report on
new sign - in work

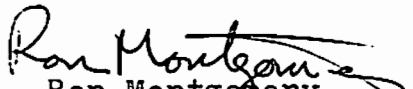
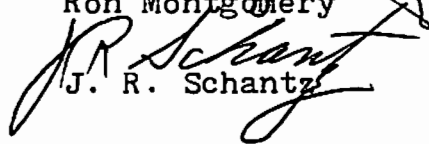
School Bus requirements to be checked
Final plan to be approved by
Board & requirements obtained.

Signed: N. Klocke, Sec.

The Audit committee conducted an audit of the financial records of the Malvern Club, Inc. on Mar. 13, 1995.

The committee examined the records on a accepted random test basis to confirm the financial status as of Dec. 31, 1994.

Our examination produced no irregularities in the records, which appear to be a true record of the financial condition of the Malvern Club.


Ron Montgomery

J. R. Schantz

**Regular Meeting of the Board of Directors
The Malvern Club, Inc.
7 February 1995
7:00PM**

Prior to the call to order, the Secretary requested the attending club members to register (see list). They were advised to present their concerns, suggestions and questions as a means for conducting the Board Meeting in an orderly fashion and without interruption. All members were welcomed to, respectfully, remain as listeners during the board meeting.

The Board meeting was called to order by President Kalish at 7:50pm. Other Directors present were: Mowchan, Place, Kloker and Driver.

Minutes of 8 November and 2, 10, 14 and 19 January were approved.

A motion to defer the discussion about increasing the size of the Board to 7 members was deferred to 7 March 1995.

Treasurer ^{motion} presented the attached financial report, and advised of obtaining of judgements for delinquent dues payments. He also presented requirements and forms for use by all Board and Committee members to prepare purchase orders when buying and contracting.

Board approved the placement of \$13,750.00 in a C.D. for 1 year at 6.5%.

Roads Committee Report was presented by Deane and Nicholson who advised the completion of clearing both sides of Covered Bridge Road at Dark Run. A total of 3 loads of stone have been placed on Roads where needed. The Engineer has surveyed and provided soil erosion plan for Old Forge Way. (Work scheduled in 1986). Pine Torch is scheduled for 1996. The contract for completion of the loop is to be presented at the 7 March 1995 meeting. It is to include a starting date and anticipated completion date.

The Board commended the Roads Committee for Snow removal work well done.

Preparation of Proxy for Annual Meeting was deferred to March 7th meeting. The method of mailing Annual Meeting Notice and the appointment of nomination committee, as well.

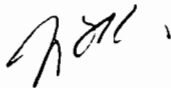
President Kalish agreed to meet with the necessary government agency about the Aroda Road emergency exit concept and report at 7 March meeting.

Also, as ex-office member of the Architectural Committee, he would report the names of the members serving this committee, the committee methods and procedures.

Member Diane E. Cross requested the Board to approve her in-home tax and accounting business on Sylvan Lane. Approved by voice vote and Secretary requested to confirm in writing.

Meeting adjourned by mutual consent at 9:00pm.

Norman F. Kloker, Secretary



MINUTES
SPECIAL MEETING
BOARD OF DIRECTORS, MALVERN CLUB, INC.
14 JANUARY 1995
7 PM

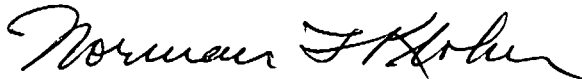
Present were: Directors Kalish, Place, Mowchan, Driver and Kloker. Architectural/Environmental Committee Chairperson, Aliff. Twenty one residents, list attached.

This emergency meeting was called by a request from Directors Driver, Mowchan and Kloker. The reason for such request was to have the Directors understand the position of the Architectural/Environmental Committee in regard to the cutting of the evergreen trees whose trunk diameter exceed in excess of four inches, and deciduous trees whose trunk diameter exceed six inches in diameter, on Lot # 208.

President Kalish and Committee Chairperson Aliff addressed the subject and reported that the Committee did not approve the cutting of these trees on Lot #208, and did not know if the owner was clearing an area for a house.

After considerable discussion, the Board approved a motion to notify Neal Edwards that he was in violation of the restrictive covenants and all activity which does not comply with the Deed of Dedication should cease at once. Director Driver agreed to prepare such a letter, discuss the content with Lawyer Early, and forward same to Mr. Edwards

The meeting was adjourned by mutual consent.



Norman F. Kloker, Secretary

MINUTES
SPECIAL MEETING
BOARD OF DIRECTORS, MALVERN CLUB, INC.
19 JANUARY 1995
7 PM

Present were: Directors Kalish, Place, Mowchan (part time), Driver and Kloker. Architectural/Environmental Committee Chairperson, Aliff.

This emergency meeting was called by Secretary Kloker, as a result of a telephone request from the Chairman of the Architectural/Environmental Committee. The reason for such request was to have the Directors confirm this committee's approval of an Application variation, submitted by contractor Glen McIntyre, for a house to be placed on Lot #146.

It was also made known that the Architectural/Environmental Committee, now consists of Aliff, Wigfield and Schantz.

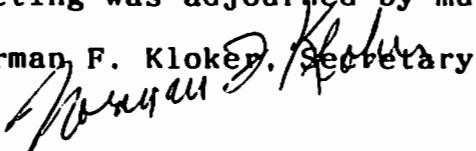
For the record, Secretary Kloker made known that he has never been advised as to when Architectural/Environmental Committee meetings were scheduled, nor was he invited to attend.

Committee Chairperson Aliff advised the Board of his receipt of Contractor Glen McIntyre's Application to build on Lot # 145 and an accompanying check in the amount of \$500. However the house plans, he provided, were for a one story house containing 1458 square feet of space, not 1500 square feet. Aliff also advised the board that the Committee approved this variation, on the basis that 1458 square feet was the maximum size that could be transported, by truck, through the Malvern Club entrance. Aliff also advised that the builder agreed to finish 456 square feet of space in the basement of this home. This would bring the size to 1914 square feet. It was noted, the garage would also be in the basement.

A motion was made, by Director Place, to accept the Application with the variation. The vote was two in favor, two not in favor. (Director Mowchan was not present.) Motion was not approved. A motion was then made by Place, to approve the McIntyre application, with the provision that Malvern Club would have a written agreement stating that the \$500 completion bond would be withheld until the living area of 456 square feet space, in the basement, is completed. The motion was 3 in favor and two against. (Place received a yes vote from Mowchan by telephone).

Meeting was adjourned by mutual consent.

Norman F. Kloker, Secretary



MINUTES
REGULAR MEETING
BOARD OF DIRECTORS, MALVERN CLUB, INC.
10 JANUARY 1995

Present: Directors Mowchan, Driver, Kloker and Place.
Members: Brush and Graham

Meeting called to order by First Vice-President, Driver.

Director Driver provided a copy of the letter that he was requested by the board, at the 2 January Board Meeting, to prepare and present to Lawyer Early. This outlined the Board's position on the proposal Club member, Albert Lambert presented via Lawyer Edgar F. Puryear, Jr. (letter attached to 2 January minutes). (Driver letter herewith).

Director Place reported, on behalf of the Buildings and Grounds Committee, about the condition of the Club House furnace. Bids for work required to update the boiler were presented. (copies Attached). The Board concluded that, because of financial reasons, rather than replace the boiler at this time, a bid would not be selected, unless conditions become unrepairable. Flu should be replaced with a double.

Director Driver was requested to get advice on the matter of placing items concerning the budget/borrowing limit, Motor vehicles and disposing of the requirement about another Lake, on a Proxy form.

Many of the Directors reported their, and the concerns of Club members, about the activity on Lot # 208. Namely, was there compliance with the deed of dedication mandate concerning tree removal and the procedures of the Architectural/Environmental Committee. Driver called A/E Chairperson Aliff who was ill, but invited Driver to leave the meeting and receive a copy of the Application Form he had from Lot owner, Neal Edwards. (Copy attached). Aliff reported this Application, dated 11-9-94, was not approved by the Committee. It was noted that this Application does not have the signature of Neal Edwards.

Treasurer Mowchan reported 8 of 14 unpaid lot assesments will be issued warrants. Report as of 1-10-95, attached.

Director Driver agreed to prepare a form for use by the Roads Committe to be utilized in obtaining written approval from lot owners, prior to cutting any trees or brush that interferes with road traffic. Also, he is to advise the Roads Committe about a need for School Bus Stop signs.

Adjournment, by motion.

Norman F. Kloker Secretary

Norman F. Kloker

MINUTES
SPECIAL MEETING
BOARD OF DIRECTORS, MALVERN CLUB, INC.
2 JANUARY 1995
7 PM

Present were: Directors Kalish, Kloker Mowchan Place and Driver. Road Committee, Chairperson Deane, members Loehr, Nicholson and Buser.

This meeting was called by President Kalish to hear a Report from the Roads Committee and certain new business.

Committee Chairperson Deane presented the report, advising the Board of the conditions of certain areas of our roadways, and requested approval to obtain bids for correcting certain critical unstable areas.

The Board Policy regarding the use of Purchase order forms, and the requirement for obtaining signatures of three Board members was clarified.

The Board approved the Committee Plan for removing trees and under growth at the edge of all roadways. Director Driver was assigned the task of developing a special form for the Committee to utilize in obtaining lot owners permission for all work involving their property.

The Board requested that the Committee investigate the condition of the Aroda road exit, and the possibility of this being developed for an emergency outlet, in the instance their be a fire or unexpected closing of inner roads.

Director Driver reported receipt of a copy of a letter Lawyer Early received from Lawyer Puryear, representing Malvern resident/lot owner Albert J. Lambert. Copy is attached to the minutes. Following discussion by the Board, Director Driver was requested to prepare a position statement for the Board and mail same to Early to approve and forward to Puryear.

Meeting was adjourned by mutual consent.



Norman F. Kloker, Secretary