

**Malvern Club, Incorporated  
Board of Directors Meeting**

**December 10, 1996**

**Clubhouse**

Board           Mike Perryman  
Members:      Bob Schantz  
                  Scott Rife

Dick Thompson  
Tom Pulaski

Club            Kemper Deane  
Members:      Dave Kalish

Don Nicholson  
Tom Jarrell

- I. Call to Order at 1920 by Mike Perryman
- II. Previous Meeting Minutes approved on a motion from Mike with a second by Bob
- III. Old Business
  - A. Package for New Buyers..... Tom Pulaski  
Discussed the need for updated by-laws. Scott will get them copied by January. We need a copy of the current package so we can see what needs to be updated. Mike noted that the Clubhouse rental prices need to be updated. The budget sheet will need to be updated along with our latest yearly expenses.
- IV. New Business
  - A. Regulatory Public Participation Procedures List ..... Scott Rife  
The board reviewed the list of documents, noted which we thought we needed and Scott sent letter to the state.
  - B. Damage to entry island ..... Mike Perryman  
Mike will contact David Fincham to fix. (One of Sauerwald's contractors reported that he saw Fincham's truck hit the entry island). We also noted that the island has sustained additional damage from an unknown source.
  - C. Mrs. Walters needs a Package for New Buyers ..... Tom Pulaski
  - D. Lot 190 - ? - On Anvil sold by Pat Seeberger
  - E. Sauerwald hunting on Malvern property - Mike will call and ask him not to hunt on Malvern property
- V. Committee Reports
  - A. Buildings and Grounds ..... Mike Perryman
    - 1. Clubhouse keys/locks - All done. Mike will provide a list of the current key holders so we can document in the minutes. 3 are currently unassigned with Kevin Corbin having one of them.
    - 2. Bushhog the Dam - We received the bill for \$275. We'll need to bushhog again in June and October.
    - 3. Clubhouse future maintenance - Mike is looking for inspection document to develop a schedule to repair the Clubhouse.
    - 4. Brush Pile - Still waiting for dry weather.
    - 5. Dam Inspection - 3/21/97 - Mike did the yearly inspection. Noted that some trees on the spillway may need to be cleared. We decided to wait until June for dry weather.

**Malvern Club, Incorporated  
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**Clubhouse**

6. Thermostat - Kevin Corbin and Bob will install the new thermostat with a locked cover, no manual fan - only auto, and a lower limit of 65.
  7. Pool lines - They may be leaking - we could not get suction/vacuum seal when draining the pool. Dave Kalish noted that the main drain may be defective. We can test this by purchasing a drain plug and installing it in the spring.
  8. Picnic Tables - need to be moved to safe location for winter.
- B. Architecture..... Bob Schantz**
1. Lot 148 - David Bean - location of shed. The board approved a variance (75 feet from road instead of 100 feet due to geographic limitations) for Mr. Bean's shed on a motion by Scott Rife and second by Mike Perryman.
  2. Lot 26 - Miller - Dave Kalish talked to him
    - a) Unlicensed vehicles on property - One of them is gone and the other is covered with canvas
    - b) House not completed in 15 months - He had hired a contractor and that fell through. He's looking for another contractor. He'll send the board a letter of intent with a plan to complete his home.
    - c) Driveways different than shown on original proposal - He'll need to change his driveways to match his originally approved plans.
    - d) Boat - He's buying a lot in Louisa, Blue Ridge Shores, where he'll store the boat in the Spring.
- C. Public Relations ..... Dick Thompson**
1. 1997 Dues page must accompany the December newsletter. Pulaski and Kalish will take care of this.
  2. Next Communicator: All articles to Dick by 1/30/97 and distribution on 2/15.
    - a) Annual Spring Meeting.
    - b) S. L. Williamson paving driveways in the Spring - Put the reminder in the April Communicator
    - c) Kemper and Don asked that we remind people that culvert cleaning is the homeowner's responsibility.
    - d) The board agreed that we need to start reminding Malvern members about pertinent statutes in the By Laws and the Deed of Dedication.
- D. Finance..... Tom Pulaski**
1. Tax Liability from clubhouse income - Tom is still playing telephone tag trying to get an answer from Lake of the Woods' tax company.
  2. Erosion and Sediment bond - Paperwork is completed and we need to send the check for \$110.
  3. Filing Judgements for outstanding dues - Paperwork in hand. Will need to research and fill out paperwork. There should be about 5 judgements to file.

**Malvern Club, Incorporated  
Board of Directors Meeting**

**December 10, 1996**

**Clubhouse**

4. Culvert Payments from Tom Sauerwald - \$50 for 2. We reserved 5 for him and he took 4 that we know of.

E. Roads ..... Kemper Deane

1. Old Forge Way - Wesley Lohr brought two loads of stone. He has to charge by the hour for clearing the right of way since the loggers took only the good stuff and didn't clear well. Current bill is \$5,500 and he's about 1/3 done. The board reviewed the plan to pull dirt from parts of the road so we can grade the hill.
2. Aroda - One load of 21A put down
3. Sylvan - Four loads of 21A. Needs ditchwork in the Spring.
4. Chestnut Rail - All done. Two load of 21A and \$450 to move the trees.
5. Ditches - Finish Ashlawn, Powderhorn, and Sylvan in the Spring
6. General Maintenance - Need to put some cold patch down in a few spots
7. Grader for Sale - New management came in and took the grader off the market.

VI. Next Meeting - January 14, 1997 at 1900

- A. Control for Trespassing - List of dues paying members - bumper stickers ..... Mike Perryman
- B. Drapes for Clubhouse - based on visual inspection this is done.
- C. By-Laws and Deed of Dedication ..... Scott Rife
- D. Rules Committee..... Mike Perryman
- E. Stop Signs ..... Mike Perryman

Adjourn at 2100 on a motion by Scott and a second by



**Malvern Club, Incorporated  
Board of Directors Meeting**

**November 5, 1996**

**Clubhouse**

Board           Mike Perryman  
Members:       Bob Schantz  
                  Scott Rife

Dick Thompson  
Tom Pulaski

Club            Don Nicholson  
Members:

- I   Call to Order at 1915 by Mike Perryman
- II  Previous Meeting Minutes approved
- III Old Business
  - A   Fall Budget Meeting..... Mike Perryman  
      The meeting went well and the results will go into the Communicator. Scott will get the info to Dick.
  - B   Adopt a Highway..... Scott Rife  
      No interest yet. Dick has the vests and other materials.
  - C   Past Minutes ..... Scott Rife  
      Found all the minutes in the right, bottom desk drawer and the file cabinet.
- IV. New Business
  - A   Christmas Party discussed without much interest
  - B   Discussed purchasing a club PC to keep official records on
- V.  Committee Reports
  - A   Buildings and Grounds..... Mike Perryman
    - 1.  Clubhouse keys/locks - Bob Schantz will stop by and talk to Sam Driver.
    - 2.  Bushhog the Dam - Done - Bill not received yet.
    - 3.  Clubhouse Future Maintenance - ?
    - 4.  Pool - Bob winterized pool and will write up for future reference.
    - 5.  Brush Pile - Still Waiting for a good time to burn.
    - 6.  Dam Inspection - Dam Inspection is due 3/21/97. We need to request an inspection 90 days prior.
    - 7.  Next Work Day - In April of 1997.
  - B   Architecture ..... Bob Schantz
    - 1.  Lot 26 - Miller
      - a)  Unlicensed vehicles on property
      - b)  House not completed in 15 months
      - c)  Driveways different than shown on original proposal
  - C   Public Relations ..... Dick Thompson
    - 1.  Next Communicator: All articles to Dick by 11/23 and distribution on 12/15
      - a)  Results of Fall Budget Meeting
      - b)  Approved Budget
      - c)  New Map
      - d)  Dues info
  - D   Finance ..... Tom Pulaski
    - 1.  Tax Liability from clubhouse income - Lake of the Woods (LotW) referred us to a company and Tom is arranging a discussion with them.
    - 2.  Budget for roads:
 

<u>Income</u>	<u>Amount</u>	<u>Expense</u>	<u>Amount</u>	<u>When</u>
94	\$0	Loan Repayment	\$13,000	97
95	\$16,000	Road Repair	\$35,000	97
96	\$23,000	Old Forge Way	\$25,000	96
97	\$28,000			
Lot Sales	\$20,000			
<i>Total</i>	<i>\$87,000</i>	<i>Total</i>	<i>\$73,000</i>	
    - 3.  Erosion and Sediment bond - Need to pickup paperwork and file.

**Malvern Club, Incorporated  
Board of Directors Meeting**

**November 5, 1996**

**Clubhouse**

4. Outstanding dues - Tom is filing judgements for outstanding dues and unpaid lot mowing.
5. Culvert Payment - Tom Sauerwald owes us \$50

**E. Roads..... Kemper Deane**

1. Chestnut Rail - Washed out and will cost us less than \$1000 to have Mr. Dove come in and work on it with Kemper and Don donating their time and equipment.
2. Ditches - Lots of grass growing now that we fertilized.
3. Old Forge Way - Wesley Lohr will remove more trees - the culverts are on site - we can use the other culverts that we already own and save \$2000. We'll grade the road next year and the clear the right of way this year.
4. Aroda
5. Sylvan
6. Pine Torch - Junior Aylor put down 3 loads of 21A on Pine Torch by accident. Don has raked the road to even the base.
7. Driveway paving - When S.L. Williamson comes in next year they will pave driveways at a reduced cost again.

**VI Next Meeting - December 10, 1996 at 1900.**

**VII Adjourned at 2015.**

Malvern Club, Incorporated  
Fall Budget Meeting

October 19, 1996

Clubhouse

Board           Mike Perryman  
Members:       Bob Schantz

Scott Rife  
Tom Pulaski

- I. Call to Order at 1030 by Mike Perryman
- II. 1997 Budget Proposal & Special Assessment  
Tom Pulaski presented the 1997 budget and special assessment. The budget was accepted on a motion from Tom Buser with a second by Wallace Harvey.
- III. Seven Board Member Proposal  
Scott Rife presented the proposal for seven board members. After some discussion about whether we will be able to field seven board members Lee Graham made a motion to accept the motion with a second by Wallace Harvey.
- IV. Voting
  - A. Budget - Passed (51 votes for, 0 votes against)
  - B. Special Assessment - Passed (49 votes for, 1 vote against)
  - C. Seven Member Board - Passed (45 votes for, 6 votes against)
- V. Committee Reports
  - A. Buildings and Grounds ..... Mike Perryman
  - B. Architecture ..... Bob Schantz
  - C. Public Relations ..... Dick Thompson
  - D. Finance ..... Tom Pulaski
  - E. Roads ..... Kemper Deane
- VI. Annual Spring Meeting - April 26 at 1000

*Some interesting points that I wrote down:*

- Participation is down.
- We could put a questionnaire in the next communicator that asked about participation.
- We need to encourage people to send their proxies to the board.
- We could encourage people to mow their lots by reminding them that they may be liable for damages caused by a fire starting on their lot.
- We could have weekday meetings since we have more land owners living on the property.
- People may not participate since they trust the current direction of the Homeowner's Association.
- More families with children who have other commitments on Saturdays
- Maybe people really like all day meetings with a lunch.

**Malvern Club, Incorporated  
Board of Directors Meeting**

October 1, 1996

Clubhouse

Board           Mike Perryman  
Members:       Bob Schantz  
                  Scott Rife

Dick Thompson  
Tom Pulaski

Club            Kemper Deane  
Members:       Jim Rumpler

Don Nicholson  
David Kalish

I    Call to Order at 1905 by Mike Perryman

II   Previous Meeting Minutes approved as amended on a motion by Mike with a second by Bob.

III  Old Business

A    Fall Budget Meeting.....Mike Perryman

1.   1997 Budget Proposal
2.   Seven Board Member Proposal
3.   Committee Reports
  - a)   Buildings and Grounds
  - b)   Public Relations
  - c)   Architecture
  - d)   Finance
  - e)   Roads
4.   Next Meeting

Issues - We'll need a sign up sheet when people come in to ensure that only dues-paying members vote during the meeting. We'll need 3 ballots (1 for 97 budget, 1 for continuation of special road assessment, 1 for Seven Board Members). We'll need an accurate count of people living in Malvern so we can evaluate whether we have a quorum. We should have extra address lists available. We'll need to designate two registrars and two counters.

B    Adopt a Highway..... Scott Rife

No interest yet. Jim Rumpler has the vests and trash bags that he received from Judy Fray. He'll drop them off at Dick's house.

C    Past Minutes ..... Scott Rife

Still looking for the minutes for the past 4 years. Found the minutes from 1990 back.

IV.  New Business

A    Long Range Planning..... Mike Perryman

Finish the roads first then we'll revisit the Long Range Plans

B    By-Laws and Deed of Dedication ..... Scott Rife

Scott will get a copy of the latest By-Laws from Tom Pulaski and the Deed of Dedication from Dick Thompson and create an electronic version of each so we have them accessible for new board members.

C    Package for New Home Buyers ..... Tom Pulaski

Each board member should have a copy of this packet so we know what new home owners are currently receiving. We need to review the contents of the package and make sure that the prices and info are up to date and correct. For example, the prices for clubhouse rental are the old prices not the new ones.

D    Which expenditures require board approval..... Scott Rife

We need to get the Rules Committee together and review the By Laws. We agreed to do this in January. Scott will collect the necessary documents and distribute to board members at November meeting.

V.  Committee Reports

A    Buildings and Grounds ..... Mike Perryman

1.   Clubhouse keys/locks

Mike is still working with Sam to copy the keys and distribute to the rest of the board members.

2.   Bushhog the Dam

Jeff May is waiting on dry weather.

3.   Bushhog the paid lots

Ray Taylor completed the lots and we paid him \$840. Tom Jarrell said that we need to find someone else to mow the clubhouse yard and grounds next year.

Malvern Club, Incorporated  
Board of Directors Meeting

October 1, 1996

Clubhouse

4. Clubhouse Future Maintenance  
Mike will look at the inspection and come up with a plan for Clubhouse maintenance.
  5. Clubhouse foyer flooring  
Bob Schantz finally got Floor-R-U's to come up and repair the floor. There's a good chance that they will bill us for some of the work.
  6. Pool  
Payne Pools closed the pool. The final bill came to \$175 which was less than the original quote.
  7. Brush Pile  
We wanted to start the fire last weekend but could not find the EPA contact. Mike will make sure we find the EPA contact so we can burn it when the weather turns dry again.
  8. Dam Inspection  
Sam Driver believes the Dam was inspected recently and is checking the paperwork.
  9. Work Day  
There will be a workday on October 5 starting at 0800. Lunch will be provided by Billie Schantz. Flora May had some trouble with the lunch and Billie has stepped in to help out.
  10. Stable Lot  
Don Nicholson will bushhog the stable lot for \$90/month.
- B. Architecture ..... Bob Schantz
1. Lot 26 - Miller
    - a) Unlicensed vehicles on property
    - b) House not completed in 15 months
    - c) Driveways different than shown on original proposal
    - d) Mike called to ask him to fill out forms to inform board of his actions. He responded forcibly by telling Mike it was none of his business and hung up on him. Mike suggested that we discuss this situation at the next Architecture Committee meeting.
  2. Lot 116 - Hofstater - New home approved
  3. Lot 143 - Loomis - New home approved
  4. New owner info:
    - a) Kemper Dean maintains the newspaper boxes - assigns cubbys (8 left)
    - b) Dave Kalish maintains the mail boxes - gives out keys, etc. (9 left)
- C. Public Relations ..... Dick Thompson
1. Next Communicator: All articles to Dick by 11/30 and distribution on 12/15
    - a) Results of Fall Budget Meeting
    - b) Approved Budget
    - c) New Map
    - d) Dues info
- D. Finance ..... Tom Pulaski
1. Tax Liability from clubhouse income  
Tom talked to Jeff Early and he suggested that we talk to a company that does this work regularly. Lake of the Woods (Lot W) referred us to a company and Tom is arranging a discussion with them.
  2. Report for Fall Meeting  
Tom reported that the budget from the last meeting was accurate and that we have received \$9,600 in from insurance and only spent \$4,600 to repair the clubhouse.
  3. Erosion and Sediment Bond  
The state requires a \$10,200 bond to guarantee our Erosion and Sediment Plan. We'll get this bond from Jefferson National bank for a 1% fee. Thanks to Doug Fears for his help with this.
- E. Roads ..... Kemper Deane
1. Lot 26 - Miller - Ditch filled by driveway - three driveways  
See the notes in the Architecture report about lot 26. Mr. Miller did clear out the ditch he had filled.
  2. Ditches  
Working on Ashlawn and we're going to work Covered Bridge past Dark Run on the work day.



**Malvern Club, Incorporated  
Board of Directors Meeting**

October 1, 1996

Clubhouse

3. Old Forge Way  
Logging started on 9/26 and they're about 50% done. Wesley Lohr will have pipe next week for the culvert (three 20 foot sections @ \$55/foot = \$3,500). We'll do as much as we can for the \$40K we have available. We need to verify that we really do have \$40K available given our commitment to sealing the loop and repairing other roads. Scott will arrange a meeting with Kemper, Tom and Sam to discuss the apportionment of the \$67K (\$15K to loop, \$17K to repair and resurface, \$35K for Old Forge?)
4. Aroda  
Spread out the dirt piles, rake and seed.
5. Sylvan  
Grade and gravel road after construction completed.
6. Galloway driveway  
Mr. Galloway had to put his driveway on Malvern Drive and now he's asking for some help with the median in front of his driveway. He now must make a right turn and an immediate U turn. Can we do anything to help him?
7. Selling Culverts by the barn  
We will sell the 15 foot culverts for \$50. 4 are already reserved for Tom Sauerwald and 3 are reserved for Ray Mowchan. Bob pointed out that the two big culvert tubes on Turkey Trot should be used on Old Forge Way.
8. Half Penny Lane  
Needs gravel because there's grass growing. Carl Anderson needs to move his bulldozer
9. Pine Torch  
Mr. Strittar called and wanted to know the status of the road construction. He offered to call Mr. Hinkey to see about getting the work going so we can get logging done at same time as Old Forge Way
10. Grader for Sale  
Small hydrostatic unit that is fairly new. The state must sell because it is too small. Don presented the following information to aid in our decision making process: The unit will cost between \$8K and \$18K. At \$60/hour (regular fee for a grader) we have a 300 hour payback. Don figures that we'll use about 50-100 hours for snow removal. 40-80 hours for gravel grading. 40-60 hours doing ditches. That puts us right at the payback. Fuel usage is 1 gal/hour. \$30/hour for maintenance. We expect 0-10 hours a year with us doing most of the routine maintenance. We could store it in the stable.

VI Next Meeting - October 19, 1996 at 1000.

VII Next Meeting - November 5, 1996 at 1900.

VIII Adjourned on a motion by Scott with second from Bob.

**Malvern Club, Incorporated  
Board of Directors Meeting**

September 5, 1996

Clubhouse

Board           Mike Perryman  
Members:       Bob Schantz  
                  Scott Rife

Dick Thompson  
Tom Pulaski

Club            Kemper Deane  
Members:       Lee Graham

Don Nicholson

I Call to Order at 1910 by Mike Perryman

*Mike noted that we should be able to complete these meetings in less than 2 hours and that all questions from the membership should go to a committee. The committees should then bring a proposal to the board meeting for the directors to vote on.*

II Previous Meeting Minutes approved on a motion by Bob with a second by Dick.

III Old Business

A Kaplon/Snyder Toolshed..... Mike Perryman  
Kemper, Don and Mike moved the shed. Mrs. Snyder is happy with the situation and Mrs. Kaplon sent a thank you letter.

B. 7 board member proposal..... Scott Rife  
Article to go into Communicator. The board discussed various rotations to avoid bringing in 5 new board members next year and we decided that we must always have an odd number of board members and the proposed rotation would be the best.

C. Fall Budget Meeting..... Mike Perryman  
1. 1997 Budget Proposal  
2. Seven Board Member Proposal  
3. Long Range Planning  
4. Committee Reports  
a) Buildings and Grounds  
b) Public Relations  
c) Architecture  
d) Finance  
e) Roads  
5. Next Meeting

D. Adopt a Highway..... Scott Rife  
Article will appear in the Communicator

IV. New Business

A. Past Minutes ..... Scott Rife  
Dave Kalish and Norm Kloker were the two previous secretaries. Scott will check with them.

B. Mailing List/Address List - Updates..... Scott Rife  
Scott requested any updates from the Board. Several changes were noted. The board requested a copy of the current mailing list sorted in Alphabetic order and in Lot # order.

C. Lee Graham resigned as Editor of the Communicator.

V. Committee Reports

A. Buildings and Grounds ..... Mike Perryman  
1. Drapes for Clubhouse ..... Flora May  
Tabled until December

2. Clubhouse keys/locks  
All locks changed last week. 8 new keys were given out and 6 more are due to be distributed. The list of key holders will appear in the minutes when all the keys have been distributed.

3. Bushhog the Dam  
Jeff May is waiting on dry weather

4. Bushhog the paid lots  
Ray Taylor has cut the lots that have paid. We discussed the issue of mowing unpaid lots again. We discovered that Ray Mowchan had cut lots of all owners even if they did not pay. As a board we decided that

Malvern Club, Incorporated  
Board of Directors Meeting

September 5, 1996

Clubhouse

we will not do this in the future because its not fair for the membership to pay to mow non-paying members' lots. We also decided that we could not cut lots without the permission of the landowners (several owners specifically requested that we NOT mow their property). We have weighed these issues against the concerns of some of the membership (that overgrown lots detract from the value of all Malvern lots) and found that the weight of opinion on the board is for respecting property owner's wishes and exercising constraint in spending all the member's money to mow some lots. If someone feels that this policy is incorrect we are willing to reconsider the issue if it is brought to us with more than 20 signatures ( 10% of the property owners ).

5. Clubhouse Inspection - future maintenance

The inspection uncovered several small issues that need to be addressed over the next year or two: electrical problems, drainage problems under the clubhouse, painting, gutters and the air conditioning ductwork to the dining room has collapsed and needs to be replaced. Mike will develop a plan to address these issues over the next few months.

6. Clubhouse foyer flooring

We're working with Floors-R-Us to get them to fix the problem. So far they have been cooperative.

7. Pool

Payne Pools will close up the pool for \$300. The board approved this expenditure on a motion by Scott and a second by Mike.

8. Brush Pile

We are waiting for dry weather to start the fire.

9. Dam Inspection

Sam Driver believes the Dam was inspected recently and is checking the paperwork.

10. Workday

There will be a workday on October 12

B. Architecture .....Bob Schantz

1. Lot 24 - Galloway - House approved
2. Lot 128 - Walters - Shed approved
3. Lot 188 - Buser - Clearing of trees, install of culvert

There is an application for a two bedroom home. He wants to clear the lot for a three bedroom home. The board decided that Mr. Buser must formally apply for this change. The property is currently "perked" for a two bedroom and unless he can get that county permit changed he should build/clear exactly what was approved by the board/county in the past. Is this type of issue covered in the by-laws?

C. Public Relations .....Dick Thompson

1. Fall Communicator  
Get your info to Dick next week. The Communicator needs to go out before the 19<sup>th</sup>.
2. No Trespassing Signs  
Notice the No Trespassing sign on your way in to Malvern? Thanks, Dick

D. Finance ..... Tom Pulaski

1. Tax Liability from clubhouse income  
Tom will talk to Jeff Early
2. Report for Fall Meeting  
Tom reviewed the Budget for the first 8 months and projected our costs for the year. The Clubhouse insurance has increased by \$15/???. We will be \$2,200 over in Clubhouse Operations due to the plumbing problems and \$1,500 over in Pool Operations. Both of these are one time issues that should not occur next year. We will be over by \$9,500 in Insurance Reimbursements for the year.

E. Roads ..... Kemper Deane

1. Lot 26 - Miller - Culvert filled by driveway - three driveways  
Mike will call Mr. Miller and talk to him about getting permission from Architecture.
2. Ditches  
All the money is used up for road repairs. There will be another bill in two weeks to round out the costs for the ditch repair.

**Malvern Club, Incorporated  
Board of Directors Meeting**

**September 5, 1996**

**Clubhouse**

**3. Pine Torch**

Louisa Grogan doesn't want to see cars out her back window. Pete Estes did the original plat and say that they told her where the road would go. Mr. Strittar has volunteered to take some of the road to help her out. Bruce Parker will survey the properties and Marvin Hinchey will modify the plats to suit Ms. Grogan. All lots bordering the road on her property will be affected. The plat modifications will be submitted to all the lot owners for approval.

**4. Old Forge Way**

Wesley Lohr will get culvert pipe for the ditch. Harold Breeden will remove the trees and we'll complete the whole road in gravel by the end of the year. Kemper said he'd write up something about the progress on Old Forge.

**5. Aroda**

We'll need 1 or 2 loads of stone to repair the road.

**6. Sylvan**

Once the house is complete then we'll grade and dress with stone. Let's see if we can get the contractor to participate in the road repair.

**7. General Maintenance**

We'll have to patch a few potholes and repair the ditches that have been washed out.

**8. Proposal for paving/maintenance of all roads..... Scott Rife**

Article written and presented. This article generated some discussion about raising the dues in Malvern to cover the cost to maintain the roads. The last rise in dues was in 1989.

**9. Grader for Sale**

Junior Carpenter knows of a VDOT grader that will be for sale in the Spring of 97. Should cost between \$8K - \$15K. Kemper and Scott will get together to come up with a cost justification.

**VI Next Meeting - October 1, 1996 at 1900**

**VII Adjourned at 2130**

**Malvern Club, Incorporated  
Board of Directors Meeting**

August 13, 1996

Clubhouse

Board           Mike Perryman  
Members:       Bob Schantz  
                  Scott Rife

Dick Thompson  
Tom Pulaski

Club            Kemper Deane  
Members:       Wallace Harvey  
                  Norm Kloker

Don Nicholson  
Lee Graham  
Helen Kloker

- I Call to Order at 1900 by Mike Perryman
- II Previous Meeting Minutes approved on a motion by Dick with a second by Bob.
- III Old Business
  - A. Drapes for Clubhouse ..... Flora May  
Angie Wiseman spoke to Mike Perryman and said that she was resigning from her position.
  - B. Kaplon/Snyder Toolshed..... Mike Perryman  
Mrs. Snyder is selling her property and wants to take care of moving the toolshed. She's willing to have either Don or someone else come and move it.
  - C. Animal control rules in Malvern..... Scott Rife  
Written up in The Communicator
  - D. Tax Liability from clubhouse income..... Tom Pulaski  
Robinson, Farmer and Cox prepares taxes and performs audit for Lake of the Woods(LW). LW is very different from us. They have 4260 lots (450/yr/lot), 130 employees - 37 full time. Talked to Ray Brush about whether we've filed for taxes. He thinks so but not sure. We need to open the file cabinets and look to see if we have filed in the past.
  - E. 1995 Audit..... Tom Pulaski  
Audit performed by Howard Carpenter and Lee Graham. Letter on file with minutes
  - F. 7 board member proposal..... Scott Rife  
Discussion about whether we will get enough people to fill 7 board positions. Lee reiterated that his initial concern was making sure to have a quorum at board meetings even when 1 or 2 people can't attend. Dick and Scott will write proposal and place in Communicator. Mike made a motion to notify the members that the board supports the addition of 2 more board members with a second by Scott.
  - G. Member list - dues paying members..... Tom Pulaski  
We talked about having this list to enforce our "No Trespassing" policy. We'll table a decision on this until the December meeting. The board also discussed providing vehicle stickers for member automobiles when they pay their dues. Tom Pulaski pointed out that our dues are due in June and late in August. When do the stickers expire and renew? What would the cost be for the stickers?
  - H. Clubhouse keys..... Mike Perryman  
Mike will work with Sam Driver to rekey the locks with "do not duplicate" keys.
  - I. Adopt a Highway..... Scott Rife  
No activity on this. Scott will write up. Include info about trash bags. Get info from Dick Thompson.
  - J. Mr. Buser's concrete dumping..... Mike Perryman  
Mr. Buser cleaned up the concrete in front of his driveway. The board discussed the clearing of Lot 188. Mike will provide a copy of the letter to Scott so we can include with the minutes. Kemper noted that Mr. Buser is clearing lot 188 without approval from the Architecture Committee. Looks like he has a culvert to install.
  - K. Trespassing signs and enforcement..... Mike Perryman  
Dick will put up "No trespassing" signs.
  - L. Mowing of Lots..... Mike Perryman  
The Klokers expressed their concern that we have reduced everyone's property values by allowing people to not mow their unoccupied lots. The Realtor assured them that all the lots in Malvern would be mowed on a regular basis. We have had landowners refuse to pay for their lot mowing and others that insist that we not mow their lots. The board felt that we could not use Corporation moneys to pay to mow some people's lots. In an effort to accommodate people with allergies we will mow the lots of paying members at the end of July for the summer mowing.

**Malvern Club, Incorporated  
Board of Directors Meeting**

August 13, 1996

Clubhouse

- M Proposal for paving/maintenance of all roads..... Scott Rife  
Scott will get information from Kemper and Tom at a meeting on 8/22/96.
- IV. Committee Reports
- A. Buildings and Grounds..... Mike Perryman
1. Bushhog the Dam - Mike will call Jeff May to get him out
  2. Bushhog paid lots - Mike will call Mr. Taylor to find out about schedule
  3. Allocate \$50 to purchase bulbs for Diane Cross to plant at entry island
  4. Mail deliverer asked for more lighting at the back of the boxes. When the days are cloudy he can hardly see the names/box numbers. This would involve bringing more power to the shelter (~\$250) and would provide limited improvement.
  5. Clubhouse has been inspected and received a passing grade.
  6. Clubhouse foyer floor - Mike talked to Sam Driver and Sam's talking to Floors R Us.
  7. Pool - going well so far. We'll need to have the pool treated for the winter.
  8. Brush pile - Waiting for dry weather. Kevin Corbin has fuel oil saved for the burning. We'll call the EPA before we burn.
  9. Dam Inspection must be done every 5 years or so
  10. Virgie Partlow is interested in a Yard Sale
- B. Architecture ..... Bob Schantz
1. 52 - Approved tree removal over house
  2. 136 - Approved Nellis utility building
  3. 150 - Approved Utz house
  4. 26 - Mr. Miller has done some work on his buildings and removed one of his cars. Still needs to remove another car and complete the construction
  5. 104 - Owens have some excess cars on their property and we don't have a permit for their construction
- C. Public Relations ..... Dick Thompson
1. Get paperwork to Lee by 9/1 and final copy to Dick by 9/8
- D. Finance ..... Tom Pulaski
1. Tom will complete financial statement for Fall Meeting
- E. Roads..... Kemper Deane
1. Mr. Dove is still working on the ditches. We will find out how much money we have left at our 8/22/96 meeting with Tom.
  2. Put a culvert near Mr. Graham's property
  3. Need stone on Aroda
  4. Add another culvert on Old Forge
  5. Large pothole on Sylvan Lane
  6. Talked about delaying our paving until the Spring to save funds and avoid winter damage on newly repaved roads.
- V. New Business..... Scott Rife
- VI Next Meeting - September 3, 1996 at 1900
- VII Adjourned

**Malvern Club, Inc.  
Board of Directors Meeting**

**July 2, 1996**

**Clubhouse**

**Board Members:** . . . . . Mike Perryman  
. . . . . Dick Thompson  
. . . . . Bob Schantz  
. . . . . Tom Pulaski  
. . . . . Scott Rife

**Club Members:** . . . . . Kemper Deane  
. . . . . Don Nicholson  
. . . . . David Kalish  
. . . . . Lee Graham  
. . . . . Delores Judd

- I. Call to Order by Mike Perryman at 2000
- II. Previous Meeting Minutes were read and amended. Minutes approved on motion by Bob with second by Dick.
- III. Old Business
  - A. Flagstones in front of clubhouse . . . . . Mike Perryman  
Mike put some sand under the flagstones to stabilize them. If we continue to have problems then we can use some grout to stabilize.
  - B. Home inspector for clubhouse . . . . . Dick Thompson  
Will schedule before winter. He's busy at this time.
  - C. Long range clubhouse maintenance . . . . . Mike Perryman  
Tabled until clubhouse inspection done
  - D. Drape estimates . . . . . Angie Wiseman  
Tom received a bill of ~\$400 for the drapes. This does not include lining and curtain rods which will come to ~\$600 total.
  - E. Animal Control rules in Madison . . . . . Scott Rife  
Call the Madison Sheriff if an animal is being aggressive or if it does not have tags. Scott will provide an article for the Communicator and talk to Mrs. Gooding.
  - F. Galloway Deposit . . . . . David Kalish  
David Kalish talked to him this week. The Architecture Committee will evaluate any damages and return the deposit if there are no problems. These checks are cashed when received and another check is cut when the money is refunded.
  - G. Kaplon/Snyder toolshed . . . . . Mike Perryman  
Bob talked to Mary Lou and Mike talked to Pat. Line is marked by official steel pegs. Mary Lou has agreed to move the shed. She wants to be home when the shed is moved and wants dry weather so we don't rip up the yard. We estimate \$200 - \$500 to move the shed. Mrs Kaplon should bear the cost and the liability of the move.
  - H. Tax Liability from Clubhouse Income . . . . . Tom Pulaski  
Tom will call Lake of the Woods to find out how they deal with clubhouse income. Do they file taxes? How are they incorporated?
  - I. Audit for 1995 . . . . . Tom Pulaski  
Tom will provide the books to Lee Graham and Mike will call Howard Carpenter to review the 1995 books.
  - J. Proposal for 7 board members . . . . . Scott Rife  
Lee wanted the board to consider this proposal. This would provide more people to participate in the board work. The

Malvern Club, Inc.  
Board of Directors Meeting

July 2, 1996

Clubhouse

newsletter with this motion must be posted 30 days before the Annual Meeting. This proposal is tabled until the August meeting.

- K. Costs for clubhouse maintenance . . . . . Scott Rife  
Scott and Tom will discuss the clubhouse costs. The board recognizes that the clubhouse will never be a money maker.

IV. Committee Reports

- A. Buildings and Grounds . . . . . Mike Perryman

1. Let's burn the pile of wood by the stable. We must first contact the EPA. Kevin is collecting fuel to start the fire and we'll wait for a dry stretch in July/August.
2. Bob reported that 9 vehicles went to the pool at 2230 this week. The pool closes at dark (2200). The Police said we could get the names and addresses of the people when we find them trespassing. If they do it again, we charge them with trespassing. The pool officially closes at 2100 and we will use a chain lock. We open ourselves up to "attractive nuisance" lawsuit unless we secure and supervise. We should challenge people at the pool for names and compare to a list of "dues paying" members. We need to post "no trespassing" signs around all the property (pool, roads, entry, lake). Do we need to consider giving out membership cards? We also must prosecute people once we post the signs. We all agreed to approach a group of people in pairs. We also discussed the formation of a Neighborhood Watch. At this time we don't see a need for this.

If someone caught Trespassing then call Sheriff, meet Sheriff, get name(s), compare to membership list and prosecute if trespassing.

- B. Architecture . . . . . Bob Schantz
  1. Lot 132 - Billy Yates. Approved. Sold by Pierpoint. Board did not have previous knowledge of sale. We need to make sure that the new owner has the latest Deed of Dedication.
  2. Lot 179 - Garth Bagley. Approved
  3. Lot 150 - Mark Utz. In process
  4. Dumping of Concrete on Lot 187. This occurred around 6/15 and breaks the conditions of the Deed of Dedication. Mike Perryman will write a letter and the Board will sign.
- C. Public Relations . . . . . Dick Thompson  
Submission deadline is July 12th with distribution on August 1.
- D. Finance . . . . . Tom Pulaski  
See attached report. Reminder that we own two lots. Damage to clubhouse resulted in unexpected expenses and insurance reimbursements. We agreed to only bushhog property for people who have paid for the service. Mike Perryman will provide an article for the Communicator. Projected to be \$4,000 over on maintenance (due to snow removal this winter). We discussed the non-profit status of Malvern and our possible future tax liabilities. Galloway escrow return is still pending.
- E. Roads . . . . . Kemper Deane  
Mr Dove still working on the road sides. Doing a great job for a great price. Then we'll repair the secondary roads and S.L.



**Malvern Club, Inc.  
Board of Directors Meeting**

**July 2, 1996**

**Clubhouse**

Williamson will patch/pave the roads (see estimate from May Board meeting).

**V. Other Business**

- A. There was a party after school was out at the pool and somehow the teens were in the clubhouse and Mike is concerned that there are many copies of the clubhouse key around. We need to be able to provide a key to the renters with a "do not duplicate" stamp on them and rekey the locks on the clubhouse. No one has the key to the file cabinet in the office. Looks like we will need to drill out the lock on the file cabinet.
- B. We should put work dates in the Communicator so people have an opportunity to help.
- C. We need a new person to volunteer for the "Adopt a Highway" program. Mr Epperly is ready to turn this over to someone else.
- D. Scott will provide "Notes from the Board" for the Communicator.
- E. Lot owners are asking about the status of road paving to their property. Tom Pulaski will address notes sent in with payments in the Communicator. Scott Rife will write up a proposal to pave and maintain all the roads in Malvern to present to the membership.
- F. We have a problem with Geese on the lake. Lot owners should call the game warden to take care of geese.

**VI. Next Meeting scheduled for August 6, 1996. Rescheduled for August 13, 1996.**

**VII. Meeting adjourned at 2220 by board**

**Malvern Club, Inc.  
Board of Directors Meeting**

**June 4, 1996**

**Clubhouse**

**Board Members:** . . . . . Mike Perryman  
. . . . . Dick Thompson  
. . . . . Bob Schantz  
. . . . . Scott Rife

**Club Members:** . . . . . Kemper Deane  
. . . . . Don Nicholson  
. . . . . Sam Driver  
. . . . . Angie Wiseman

- I. Call to Order by Dick Thompson at 2007
- II. Previous Meeting Minutes were read and amended. Minutes approved on motion by Scott with second by Bob.
- III. Old Business
  - A. Flagstones in front of clubhouse . . . . . Mike Perryman  
Umstadter, the plumber backed his truck onto the flagstones and reduced some of the uneven stones. More work needs to be done and Mike will follow up with Umstadter.
  - B. Home inspector for clubhouse . . . . . Dick Thompson  
Dick Thompson brought a proposal from Harrison Inspections to inspect the clubhouse so the board can budget for maintenance. The board approved \$175 for an inspection on a motion by Scott with second by Bob.
  - C. Drape estimates . . . . . Angie Wiseman  
Flora and Angie presented a proposal to spend \$1,300 to purchase 30 yards of fabric, curtain rods and labor to sew the drapes. The board approved \$600 to procure the drapery fabric on a motion by Dick and second by Scott.
  - D. Animal Control rules in Madison . . . . . Scott Rife  
Animal control can come and take away a dog if the dog has no rabies tag or if the dog is aggressive towards people. Scott will get the Warden's phone number and some specifics about what is aggressive behavior.
  - E. Galloway Deposit . . . . . David Kalish  
Tabled until next meeting. Mike Perryman will follow up with David Kalish.
  - F. Kaplon/Snyder toolshed . . . . . Mike Perryman  
Bob read from the deed and it says that all structures must be at least 100 feet from the edge of all the roads or 60 feet back from side lot lines. Don Nicholson said it could meet requirements by moving it 10 - 12 feet. Dick discussed the idea of grandfathering the Snyder's structure because it was built before Turkey Trot was paved. Bob agreed to talk with Lou Snyder and Mike will talk to Mary Kaplon.
- IV. Committee Reports
  - A. Buildings and Grounds . . . . . Bob Schantz
    - 1. Drapes - covered earlier
    - 2. Clubhouse Rental - The board approved a new rental fee structure on a motion from Scott with a second from Dick. Groups of 25 or less can rent for \$25. Groups of 26-50 can rent for \$100. Groups of 51 or more rent for \$250 with \$50

**Malvern Club, Inc.  
Board of Directors Meeting**

June 4, 1996

Clubhouse

rebated when the clubhouse is returned in undamaged/clean condition.

3. Tax implications from Clubhouse Rental were brought up and tabled until the next meeting. Scott will talk to Tom Pulaski before the next meeting.
4. Flora presented a report on Clubhouse rentals from March 10 through September 28. (see attached) It appears that we spend about \$5,000 per year on the Clubhouse. This \$700 of income is more than we've had in any previous year.

- B. Architecture . . . . . Bob Schantz  
No news to report
- C. Public Relations . . . . . Dick Thompson  
The current communicator is in the mail. The next Communicator will be out on August 1 with submission deadline on July 15. The following Communicator will be out on October 1 with submission deadline on September 15.
- D. Finance . . . . . Tom Pulaski  
No report submitted
- E. Roads . . . . . Kemper Deane  
Mr Duff will do some ditch repair and shoulder repair on Covered Bridge and Ashlawn. Mow the stable area once a month. The board approved \$200/month to Don Nicholson on a motion by Mike with a second by Scott. Mr Taylor will continue to bush hog the unmaintained lots around Malvern.

V. Other Business

- A. Pool training occurred on May 30. This included Sam Driver, Mike Perryman, Tom Pulaski, Bob Schantz, David Kalish, Angie Wiseman, Pat Kaplon, Wallace Harvey and Donna Dyer. We now have people trained to check the pool on a regular basis.
- B. Last Audit was in 1995. Scott will call Howard Carpenter (948-7080) to audit Malvern before the October meeting.
- C. Proposal for 7 board members - We need to get an article about this in the Communicator. Lee Graham's intention was for the board to discuss this proposal and if it has merit then put it in front of the membership. The board tabled this until the July meeting on a motion from Bob with a second by Scott.
- D. Inspection of clubhouse and long range maintenance plan. This was dicussed earlier.
- E. Mr Thacker on lot 10 has no culvert.

VI. Next Meeting scheduled for July 2, 1996

VII. Meeting adjourned at 2200 by board on a motion from Scott with a second by Bob.

**Malvern Club, Inc.  
Board of Directors Meeting**

**May 16, 1996**

**Clubhouse**

**Board members:** . . . . . Mike Perryman  
. . . . . Tom Pulaski  
. . . . . Bob Schantz  
. . . . . Dick Thompson  
. . . . . Scott Rife

**Club members:** . . . . . Angie Wiseman  
. . . . . David Kalish  
. . . . . Kemper Deane  
. . . . . Don Nicholson  
. . . . . Sam Driver  
. . . . . Thomas Jarrell

Mike Perryman called the meeting to order at 20:00.

**Officers elected as follows:**

President . . . . . Mike Perryman  
First Vice President . . . . . Dick Thompson  
Second Vice President . . . . . Bob Schantz  
Treasurer . . . . . Tom Pulaski  
Secretary . . . . . Scott Rife

April minutes reviewed and approved by the board.

**Committees assigned as follows:**

**Finance:** . . . . . Tom Pulaski  
. . . . . Scott Rife  
**Public Relations:** . . . . . Dick Thompson  
    **Distribution** . . . . . David Kalish  
    **Editor** . . . . . Lee Graham  
**Architecture:** . . . . . Bob Schantz  
. . . . . David Kalish  
. . . . . Norm Kloker  
. . . . . Ray Mowchan  
. . . . . Don Nicholson  
**Buildings and Grounds:** . . . . . Mike Perryman  
. . . . . Bob Schantz  
. . . . . Sam Driver  
. . . . . Wallace Harvey  
**Clubhouse:** . . . . . Flora May  
. . . . . Diane Cross  
. . . . . Billie Schantz  
. . . . . Angie Wiseman  
**Environmental/Beautification:** . . . . . Diane Cross  
**Entertainment:** . . . . . Debbie Pulaski  
**Member activities:** . . . . . Debbie Pulaski  
**Pool operating and maintenance:** . . . . . Mike Perryman  
. . . . . Sam Driver  
. . . . . David Kalish  
**Athletic/Recreation:** . . . . . Board  
**Personnel and administration:** . . . . . Board  
**Roads:** . . . . . Kemper Deane

**Malvern Club, Inc.  
Board of Directors Meeting**

**May 16, 1996**

**Clubhouse**

	.....	Don Nicholson
	.....	Kevin Corbin
	.....	Sam Driver
Long range planning:	.....	David Kalish
	.....	Scott Rife
Rules:	.....	Board

**Committees reported as follows:**

**Buildings and grounds:**

Mike Perryman reported that the board approved Thomas Jarrell's mowing bid.

Bob Schantz reported that new PVC was installed from the pump to the building, replacing all the old pipe. During this process the flagstones on the walkway were raised creating a potential hazard. Mike Perryman will call Weaver about correcting the uneven flagstones.

Sam Driver reported that the pool is ready to paint, the pump valves are repaired and that we need to pump out the pool, wash/clean it with Muratic acid and paint it with one thinned out coat of paint and another coat over that. Payne pools repaired the tiles around the pool. David Kalish volunteered to get Don Buser's pump to remove the last bit of water in the bottom of the pool. Sam will rekey the locks into the pool area and Tom Pulaski will disperse the lock combination to all dues paying members.

**Clubhouse operations:**

Angie Wiseman requested a locking cabinet where she could store paper products for safe keeping. Bob Schantz volunteered to provide such a safe storage location in the clubhouse.

Tom Pulaski will rent the clubhouse in May and there were two rentals in April.

Bob Schantz trimmed one of the trees on the clubhouse property.

Angie Wiseman needs a key to gain access to the office. The door is locked. David Kalish opened the door and volunteered to get a key made for Angie.

**Architecture:**

The board discussed the automobiles in Eric Miller's yard and the continuing construction on his home. David Kalish will send a letter to Mr Miller about this situation.

William Galloway wants his deposit. David Kalish will take care of this. The house is already built on Lot 183.

**Malvern Club, Inc.  
Board of Directors Meeting**

**May 16, 1996**

**Clubhouse**

The board discussed a letter received from Pat Kaplon on Turkey Trot Lane. Ms Kaplon's letter refers to Mary Snyder's toolshed which is located in a manner inconsistent with Malvern rules. Bob has talked to Mrs. Kaplon about this and Don Nicholson says that we need to move the shed 10 - 12 feet to meet the by-laws.

**Public Relations:**

Dick Thompson reported that the newsletter will be out in late May and asked the board for permission to perform the final approval on his own. The board approved this.

**Finance:**

Tom Pulaski reported the Club's accounts.

**Roads:**

Kemper Deane presented a proposal to pave Old Forge Way to meet VDOT standards. This quote was for \$108,000. The board discussed the merits of this proposal. The board approved an interim amount of \$3,000 to start clearing the roadway.

Kemper Deane presented a proposal from S. L. Williamson Company to pave the entrance to Malvern and Patch the roads in Malvern. The board agreed with Kemper that the quote represented a fair price for the paving and patching. Kemper suggested and the board approved a motion to delay the road patching until the Fall of 1996 (at which time the heavy trucks that will be working on Old Forge Way should be gone). The board approved \$2,000 to repair the roads around Malvern.

5/16/96

**MALVERN CLUB INC.  
Annual Membership Meeting  
April 27th. 1996**

Meeting called to order at 10:00 am President Sam Driver presiding in the chair. Board members present David Kalish, Mike Perryman and Tom Pulaski

**REPORTS OF COMMITTEES:**

**BUILDINGS and GROUNDS:** The Winter damage to the Club House was repaired without any cost to the Home Owners. This was made possible with the help of the volunteers enabling us to make improvements to the Dining Room and Living Room as well as repair the damage all for the Insurance settlement. Front Entrance, the new sign was completed and small changes such as the new paper box have helped to greatly improve the image of Malvern. The Stable area has been cleaned up on the outside and plans are in the works to convert the barn into a pavillion that can be used for Picnics, Dances, meetings etc. to take the burden off the Club House and better serve the community. Swimming Pool, volunteers needed to help open and maintain it for the season.

**PUBLIC RELATIONS;** Communicator Staff, Editor - Lee Graham, Production Coordinator - Dick Thompson, Distribution Manager - David Kalish.

**ARCHTECTURAL;** Growth has been steady, two homes are currently under construction. Several homes have undergone improvements. With completion of our last two roads near at hand some 20 lots will become available for construction and a surge in new homes can be expected.

**ROADS:** Old Forge is ready for construction with clearing to begin soon. Pine Torch Lane is in the paper stage with the E & S plans being prepared at this time.

**FINANCE:** Financial statement filed with the secretary. Judgments to be filed against those members who are delinquent in payment of their dues.

**NEW BUSINESS:** Awards; The Board presented its first Volunteer of the Year, award for the year 1995. There was a tie, Don Nicholson and

Kemper Deane. A framed certificate along with a gift certificate for Dinner for two was presented to each one.

**ELECTIONS:** the final order of business. The candidates were introduced to the general membership, there was a motion by Norm Kloker with a second by Meg Morley to close the nominations, all were in favor so carried.

**ELECTION RESULTS:**

Bob Schantz	- 52 votes	2 year term
Dick Thompson	- 41 votes	2 year term
Scott Rife	- 31 votes	1 year term

Helen Kloker requested that the Board look into increasing the size of the Board from 5 to 7 members. David Kalish explained that this is possible but that there was too little time to have this prepared for this meeting. The Board needs to be petitioned and have it on the agenda to be put to a membership vote in October so that the candidates can run for the vacancies at the next Membership meeting in April, 1997. motion to adjourn at 11:00 am, all in favor so carried.

Adjourned 11:00am

David Kalish, Secty.



5/16/96

## **BOARD OF DIRECTOR APRIL 9th, 1991**

Regular meeting called to order at 8:00 President Sam Driver presiding in the chair. Members present Mike Perryman & David Kalish. Minutes of the previous meeting were read and accepted.

### **Committee Reports:**

**Buildings & Grounds;** Work day set for Sat. April 13th Volunteers needed to help stain the Stable. Clubhouse, additional stainless steel flatware to be purchased to replace that which has disappeared over the years. Clubhouse committee to get prices for drapes and valences soon. Potholes to be patched this day as well as the columns for the Front sign arc to be built and the new sign to be installed along with new 120 volt lighting. Lighting for the mailboxes also to be modified.

**Architectural;** John Strittar notified that he must obtain written permission from the lot owners of 77,78 79 80 & 81 to access his lot for the purpose of clearing trees necessary to prepare for the construction of a home.

**Public Relations;** The next communicator shall include highlights from the April Membership Meeting & election results. Motion By Sam with a second by Mike that the Communicator be published bi-monthly all in favor so carried.

**Roads;** Kemper Dean is making every effort to get prices for repairing the winter damage to the roads by the next Board meeting. Pete Hamilton [ Malvern Land Trust] has given the board permission to cut the trees on Old Forge Way to begin construction of the Right-of-way. Kemper also to get a price for asphaltting the front entrance.

Board reviewed the paperwork for the annual April meeting and it was agreed that the lot number had to be included on the Ballot as well as a space to allow for nominations from the floor. Motion to adjourn by Sam a 2nd by David all in favor so carried.

Adjourned 10:00 PM

David Kalish, Secty

BOARD OF DIRECTORS  
MALVERN CLUB INC.  
March 20th, 1996

Regular meeting called to order at 8:00pm. Members present Sam Driver, David Kalish, Mike Perryman & Tom Pulaski. Minutes of the Feb. meeting were reviewed, motion by Sam to accept the Feb minutes a second by Tom all were in favor so carried.

**COMMITTEE REPORTS:**

**Buildings and Grounds:** Sam thanked all the members that helped to get the Club House ready for the 1996 Season. This volunteer help made it possible for the Club to make many improvements that would not have been covered by the insurance. Work on the installation of our new Entrance Sign is to begin soon. We have scheduled a mason to meet with us on Sat. March 30th to assist us with the construction of the Stone Pillars to support the sign. A Work Day has been scheduled for April 13th, lunch to be provided for the volunteers, starting time 8:00am. Work to be done at the Front Entrance and at the Stable Area. Clubhouse committee also to look into fixing the storage closet that is used for cleaning supplies.

**Architactural Committee:** Report filed with the club. Approval for construction of a new residence on lot 10 Sylvan Lane was granted. Also approved was construction for a garage on lot 104. The committee is also working with the Club attny. Jeff Early to ensure that the requirements of the Club are followed.

**Public Relations:** The Board first priority was to select a staff to publish the Communicator. Editor- Lee Graham, Production Coordinator-Dick Thompson, Distribution Manager-David Kalish. Motion by Sam with a second by Mike to approve these selections, all were in favor so carried.

**Road Committee:** Bids for the construction of Old Forge Way are coming in and a contract should be awarded this Spring. A motion was made by Sam and seconded by Mike to pay Milton Estes' bill of \$687.00 for work done on Pine Torch Lane and releasing him from all future work. All were in favor so carried. There was a motion by David and a second by Tom to hire Marvin Hinchey [at a considerable savings] to prepare the soil an erosion plan for Pine Torch Lane, all were in favor so carried.

**Finance Committee:** Complete report filed with the Secretary. Judgments to be filed soon against the members who are in arrears for 1995.

**New Business:** The Board received a request from H.L.Graham, Norman Kloker & Joyce Epperly that By-Law VII be amended to increase the size of the Board from 5 to 7 members and that this be put on the ballot for the April 27th meeting. The board was in agreement that an increase would be beneficial but that there was too little notice to the Community for this to be beneficial. The Board recommended that this should be done in the near future and that perspective candidates get involved on committees to familiarize themselves with the operation of the Club.

**Election:** Ballotts will be prepared and state that the two candidates receiving the most votes will be elected to the two-year terms and the candidate receiving the third highest number of votes will be elected to the one-year term. Proxies are to be included in the newsletter for those members who will be unable to attend. Diving Board, Keith Houston tried to clect \$600.00 for a diving board that he did not own and refused to take

off the Dock in 1993 so that repairs could be made. The Sherriff investigated and the issue was dropped. Sign Project; Committee meeting with a mason on Sat 3/30/96 to discuss construction of support columns and wor day scheduled for April 13th to take the old sign down.

Next Board meeting to be on April 9th at 8:00pm. Motion to adjourn at 10:30 pm all in favor so carried

Adjourned 10:30pm

David Kalish

**MALVERN CLUB INC.**  
**Board Meeting**  
**Feb. 20th, 1996**

Regular meeting called to order at 8:00 pm. Members present Sam Driver, David Kalish, Tom Pulaski and Mike Perryman.

**COMMITTEE REPORTS:**

**BUILDINGS & GROUNDS:** Sam reported that the Insurance Co. had settled up and that the check was in. With the help of our volunteers we were able to do much to improve the Club House without incurring any additional expense to the Club. New carpeting was purchased for the Dining Room, Living Room and Bedroom. A Hardwood parkay floor was installed in the entrance foyer and all of the painting was done by our dedicated volunteers. Stable area, ideas to be submitted to the Board for improvements by all interested and the brush to be burned in the Spring.

**ARCHITECTURAL:** There has been no activity in the previous 2 months. Jeff Early to get back to the committee on the legality of the increase of square footage for new construction as we are being challenged by a member who feels that they are not bound by the increase of the size requirements.

**PUBLIC RELATIONS:** News Letter to be out the last week of March. The April membership meeting will be on April 27th at 10:00 am. deadline for articles for the newsletter will be March 15th. To include a calendar of events, committee reports and an introduction of candidates running for the Board of Directors.

**ROAD COMMITTEE:** Old Forge Way has been put out to bid, as soon as the bids are in a contract will be awarded. Marvin Hinchey was awarded the contract for the E & S Plan for Pine Torch Lane. The Loop has suffered damage during the harsh Winter and will be repaired when Spring weather permits. The committee is looking into Slurry Paving for sealing the roads to preserve them. The Road committee recommended that the Board look into purchasing snow removal equipment to expedite the clearing of our roads.

**FINANCE COMMITTEE:** 1996 Dues are coming in at a good rate and judgements are going to be filed soon on the delinquent members.

**New business;** There was a request for \$75 from the Easter Egg Hunt committee. Motion by Tom to fund the function, with a second by David, all were in favor so carried.

Motion to adjourn by Sam seconded by Tom all in favor so carried. Meeting adjourned at 9:00 pm.

David Kalish, Secty.

**BOARD OF DIRECTORS  
MALVERN CLUB INC.  
Jan. 24th, 1996**

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

Minutes of the Dec. meeting were read for approval. After the motion to hire a mason to build the front sign was changed to read that the Board was in agreement to hire a Mason the minutes were accepted.

Reports of committees;

Buildings & Grounds; Sam reported on heating failure at Club House. The heating core was old and plugged with sediment causing the coil to freeze on the bottom & then break. Insurance will cover almost all of the damage there is a \$250.00 deductible. Board to meet again soon to settle with the Ins. Co. and to discuss the replacement of carpeting.

Sign project, plans are to have the sign completed for the April meeting. Work to resume as soon as the weather breaks.

Stable project; Residents to be given notice to remove their personal property located here when work begins in the Spring.

Architectural: Next meeting will be Feb 21st at 7:30 pm Discussion on changes submitted to Jeff Early for evaluation.

Public Relations: Newsletter to go out ASAP. Notice of dues to be due on Feb. 1st and June 1st. Unpaid assessments to be published in the Communicator.

New business; Bills for snow removal were submitted, motion by Sam seconded by Mike to pay, all were in favor so carried. Motion by David second by Sam to file judgments on past due assessments, all in favor so carried. Motion by Sam to Roll over the \$13,750.00 CD plus add \$13,750.00 for the 1996 road payback share. all in favor so carried

Norm Kloker was selected to chair the nominating committee any interested persons to contact him. Fire Dept. has been contacted and has agreed to burn the old house. They will come and take a look at it.

Motion by Sam to get \$60.00 dinner gift certificates for Don Nicholson and Kemper Dean in appreciation for all they have done, Second by Tom all in favor so carried. It was also agreed to that the Club will get a community plaque for Volunteer of the year. Next meeting Feb 20th at 8:00 pm.

Road Committee, reported that there was only minor damage to the loop considering the severity of this Winter. Repairs to be made this Spring and Summer.

Meeting was adjourned at 10:30 pm.

David Kalish Secty.