

Malvern Club, Inc.
Board of Directors Meeting
September 10, 2002

Board	Dave Aylor	Frank Sargent	Bill Hunt
Members:	Bob Anderson	Tom Hendricks	

Members present: K. Dean, D. Nicholson, L. Patterson, Mt. White, K. Corbin

Call to Order 7:00PM
Previous minutes approved.

New Business:

Signs stolen: Four signs have been stolen and one stop sign damaged. The theft has been reported to the Sheriff. The Board approved replacement of the signs.

Mail Delivery to individual lots: Frank has discussed the matter with the local Postmaster. The Board, with input from all present decided not to pursue the issue and keep mail delivery at the present central location. Frank will notify the local Post Office. Bill Hunt will look into the possibility of replacing the current mailboxes with enough new boxes, all of the same design, to accommodate all lots.

Mr. White, the new owner of lots 117 & 118 presented a proposal to the Board for Board use of the lots on the Malvern side of Dark Run. In return Mr. White will pay taxes on the property and Club dues and assessment until 2006. After 2006 the dues and assessment will be suspended. Board use of the property will be ongoing. Frank will review the proposal with our attorney and a final draft will be presented at the next Membership meeting.

A discussion of the trash accumulated on lot 225 was held. It was decided to send a written notice of covenants violation to the owner Mr. Vest.

A discussion of the new construction escrow fee was held. The board decided to raise the fee as follows: Homowner fee \$1,000.00 ; Contractor fee \$1500.00 The new fees will be effective November 1, 2002.

Pool use – Because of State water restrictions the board decided to close the pool early this year rather than to keep adding water. The pool will be closed immediately (9-11-02).

Old Business:

L. Patterson presented a concern about contractors bringing trash into Malvern to burn with trash generated during clearing and construction of lot 172. It was decided to monitor the situation closely.

L. Patterson also presented the problem of the culvert on lot 169. The board will look into the situation.

The wet areas on the backside of the lake dam have been marked with posts.

Committee Reports:

Finance: Statement of income and expenses reviewed. It was decided to use \$20,000.00 of our current excess funds and apply to our road loan.

Building and Grounds: The contractor responsible for cutting grass has been contacted and we are back on a regular schedule. L. Patterson stated several boards on the dock were in need of replacement. Bob Schantz indicated he had replacement boards and to let him know what material was needed.

Architecture: Plans have been approved for construction on lot 212. Lot 73 has requested a setback variance because of the steep slope of the lot. A 90 ft. setback was approved. Building packets have been issued to the owners of lots 221 & 229.

Public Relations: No report at this time.

Roads: Gravel has been added to several roads.

Clubhouse: Windows have been measured for replacement. The Board approved the replacement of seven (7) windows. Funds to purchase two new smoke detectors and batteries were approved.

Meeting Adjourned 9:39PM