

Malvern Club, Inc.
Meeting of the Board of Directors

Thursday, September 11, 2003

Board Members Present: Frank Sargent Bob Anderson Bill Hunt
 Diane Cross Brian Paul Tom Hendricks
 Davy Aylor

Club Members Present:

Call to Order: 7 P.M.

Previous Business Meeting Minutes: Approved

Old Business:

1. F. Sargent went to County and looked up recent Malvern lot sales prices: average is \$31,000.
2. F. Sargent talked to sheriff candidate Weaver: Weaver indicated that if elected he would patrol as possible, but not enforce Malvern's speed limit.
3. F. Sargent requested and received 4 estimates for re-roofing the clubhouse. (Estimates varied in many ways.) The Board voted to give Frank the power to consult with D.Aylor and choose a roofer this fall. Estimated cost to roof is \$15,000.
4. Returned the escrow to Breckinridge (Lot 61) since criteria have been met.
5. Board pre-viewed the budget for 2004.

New Business:

1. Lynn from Access Key discussed installing a key-way entry system to the pool.
 - Keys cannot be duplicated at Wal-Mart, etc.
 - Duplication could be controlled by Board-designated people only.
 - Costs involved are installation (at approx. \$300) and keys (at approx. \$450, or \$2.25/key based on 200 lots).
 - It can be re-keyed each year to control entrance.
2. Discussion ensued about whether or not we should allow the Daily Progrss to install a paper box at the entrance in view of the number of complaints about newspapers being stolen. The Board decided not to allow it, as it would set a precedent for others to follow.
3. J. Williams (Lot 70) put up a fence without Architectural Committee approval, and K. Deane wants to make him take the matter before the committee. After discussion, the Board decided to drop "fencing" off the architectural application.
4. Three(3) signs have been stolen. They will be replaced, and the Board discussed looking into a "fake" security camera as a deterrent.
5. F. Sargent snet letters out to to 3 homeowners regarding cleaning up their lots, Porcaro (Lot 212), Martz (Lot 7), and Malloy (Lot 225) were warned that they had to clean up their lots, or be fined \$25 per week until the lots were cleared of brush piles and stumps.
6. Boat notices have been sent out: our lawyer said that we face no legal problem, but suggested that the boats be stored until spring at the Clubhouse.
7. The Fall Budget meeting is on Saturday, October 18th. Articles for the communicator must be sent to Brian by October 1st to have the newsletter printed and sent out in time for the meeting.

8. Tom Hendricks is resigning his position on the Board as of November 1, 2003. An interim board member is being sought.

Committee Reports

Finance: Bob Anderson

- Board reviewed the year-to-date expenses against budget and previewed the proposed 2004 budget as prepared by Bob.
- Board discussed making another payment of outstanding road loan, since interest savings rates are so low at this time.

Architecture: Frank Sargent

- No news.

Buildings & Grounds: Bill Hunt

- The Board needs to contact Donald Self about mowing the dam before winter sets in.
- The necessity of building a sand storage area at the Clubhouse was discussed.

Roads:

- B. Paul, D. Nicholson and F. Sargent met with Donald Gore of VDOT about getting main roads turned over to the State – Malvern Dr., Liberty Ln, and Covered Bridge Dr. We would need to have 4-foot shoulders, and each lot along the road would have to be deeded to the County. This may present a problem with lots becoming less than 3 acres: it is unknown if the County would grandfather permits.
- Board decided that we must give a presentation at the October meeting, detailing what is involved to lay out plans to go to the County Planning Commission.
- F. Sargent purchased a load of stone for ditching.
- Zorn Paving is re-doing its proposal for paving repairs: at present the estimate is approximately \$10,000. The Board approved the expenditure of the funds to get the roads repaired.

Pool: Tom Hendricks

- Still open at this time, but will be closed soon.

Clubhouse: Frank Sargent

- Roofing project at the top of the list: Frank and Davy to re-write the specs for the job and get it re-bid for a better cost estimate.

Duly recorded by Diane E. Cross
Next meeting: Thursday, October 9, 2003
Adjourned at: 9:12 P.M.