

**Malvern Club, Inc.  
Fall 2004 Meeting of the Membership**

**Saturday, October 18, 2003**

**Board Members Present: Frank Sargent  
Diane Cross**

**Brian Paul  
Davy Aylor**

**Bob Schantz  
Bob Anderson**

Call to Order: 10:00 A.M.

Meeting Minutes of April 2003 read and approved.

**Frank Sargent:**

1. Lots 112 & 81 were sold. Money from the sale went to pay on the roads loan. Changes made to the Construction Packet were reviewed.
2. Zorn Paving planning to come in for paving and patching by the end of the year: estimated costs are \$10 -\$12,000.
3. More road signs have been stolen. Costs to replace stolen signs since February '03 are \$1,300: the community is asked to watch for thieves.
4. Newspapers have been stolen frequently: plexiglass doors are to be installed with locks and keys distributed to subscribers.
5. Ann Ferguson reported that trash pickup along the highway has garnered 20 bags of trash which was taken by VDOT for disposal.

**Finance – Bob Anderson:**

1. Discussed the financial statements. \$44,862 left on the road loan, and the Board estimates that it will be paid off early in 2004.
2. The new 2004 budget allows for repair & maintenance by outsiders for the clubhouse and the payoff of the road loan. Discussed other items in the 2004 budget. Questions were raised by membership about the next paving to be done.
3. All of the dues and special assessments for 2003 have been paid.

**Architecture – Davy Aylor:**

1. Current applications for construction are approximately 10 – 12, with not all of them being approved yet. Current rate of application is approximately 1 per month, and there are 64 lots available for building.

**Pool – Frank Sargent:**

1. Since we have had lots of problems with card access system, and a complete breakdown by the end of the summer. The Board is contemplating replacing the cards with keys and a new lock: it would bring a new set of problems, including the absence of nighttime limitations on access. Board has decided to collect pool fees in Jan/Feb with the dues notice. A question was raised about putting a gate at the entrance to the clubhouse: discussion ensued about the potential problems and costs of such an action.

**Roads – Frank Sargent:**

1. A meeting with Donald Gore from VDOT revealed no problems with VDOT taking over the roads, but the County will require the 90 affected lots to apply for \$165 variance per lot and re-survey each lot. The Board will talk with Wayne Dwyer of Madison County Planning Commission to see if there are other ways to go about this turnover.

2. Reasons for wanting to turn the roads over to VDOT:

- The bridge maintenance
- Maintenance of the roads
- Plowing in future years
- Schoolbuses and associated liabilities
- Speed control
- Potential 2<sup>nd</sup> access to the back of the subdivision.

**Clubhouse – Frank Sargent:**

1. Fall mowing of lots is underway and expected to be completed soon.
2. Clubhouse siding project is nearing completion with only the trim left to go.
3. Clubhouse roofing project has been shifted to 2004.
4. New appliances have been installed in the clubhouse.
5. Still planning to finish putting in new windows.
6. Deck is completed.
7. Clubhouse rentals for this year have been up, and Leona Yoder is recognized for her cleaning efforts.
8. Beach area has been cleared of boats and racks. The Board voted to not have boat storage: discussed putting up a pavilion and have a beach area. J. Kilpatrick (Lots 80 & 84) complained that a beach area precludes boating. Postponed a vote on the usage/storage of boats.
9. We have been approved to put a dry hydrant in the lake. D. Kalish to head up the committee.
10. F. Sargent said he would work on the lakeside cleanup along the clubhouse property.

**Public Relations – Brian Paul:**

1. Publishing the Communicator costs money: proposed fewer communicators (perhaps only 2) and more special notices.
2. A Malvern website is in development.
3. Recognized the volunteers who helped the community during the Isabel cleanup.

**Final General Comments:**

- Bears have been sighted in Malvern recently.
- John Williams has started a Wednesday coffee meeting on a trial basis.
- Loose dogs have killed pets in Malvern: what can be done? (Lot #37 on Thumblatch)
- The next regular Board meeting has been moved to November 6<sup>th</sup>.

Duly recorded by Diane E. Cross  
Next membership meeting: April 24, 2004  
Adjourned at: 11:25 A.M.