

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

Thursday, April 8, 2004

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

Club Members Present: John Cady, W. Harvey, J. Pender, Corbett Messa

Call to Order: 7:00 P.M.

Previous Business Meeting Minutes: Approved

New Business:

- F. Sargent said that Ronald Sweeney wrote a letter requesting purchase of minnows & catfish for the lake. W. Harvey researched the problem with VA Dept. of Game & Inland Fisheries (VADGIF), and suggests a catch-and-keep without limits. The lake is out of balance, and this will allow the other fish to have more to feed on. Since this is a private lake, the State will not object, and the new policy should be reviewed in a couple of years. The Board asked W. Harvey to address the problem at the Spring meeting.
- The Board discussed the wording in the outgoing communicator, and decided to let it go out since the topic is only under discussion.
- B. Schantz discussed the upcoming Spring meeting at the Presbyterian Church where the meeting will be held.
- B. Anderson, B. Adams and J. Pender will be running for election to the Board.
- F. Sargent brought the un-approved house plans for the Greens (#113) to the meeting: HUD specs were not up to BOCA stds – and the Architectural Committee deemed the house to be a manufactured house. Greens showed the Board a different house plan, and it was accepted.
- F. Sargent introduced a discussion of the April 24th meeting agenda.
- W. Harvey expressed concern about realtors' signs at the entrance.

Old Business:

- The mailboxes have been powerwashed.
- G. Yoder will be starting to mow the common grounds.
- F. Sargent spoke with Lynne at Access Key: the pool lock and keys should be set up shortly.
- A. Ferguson is updating Malvern's Deed of Dedication to present to the Board.
- F. Sargent has 4 bids for roofing: Board to meet on 4/16/04 to make a decision at a special meeting.
- F. Sargent is getting a road paving bid from F&H Paving.
- F. Sargent has burned the brush pile twice; the stumps still need to be disposed of.
- Board discussed how to get 90 lot owners interested in the VDOT main roads takeover.

Committee Reports

Finance: Bob Anderson

1. Paid club insurance policy: the policy was reviewed by other insurance carriers, and deemed to be a good deal.
2. Three more impact fees have been received: Goode, Clark & Green.
3. Furnace maintenance contract has been renewed.
4. Only 7 lots have not paid their 2004 dues: York (#34) has a contract to sell the lot.

Architecture: Davy Aylor/ Frank Sargent

1. F. Sargent got a letter from Christine Hayes (#73), who wants the committee to approve her house based upon the picture: was declined.
 - B. Arco (#120) plans to build a log home.
 - Mr. DeForge – talked about his concerns regarding driveways on Pine Torch.
 - Porcaro (#212) is cleaning up their lot, but has not paid.
 - Matt Utz (#213) has put in his foundation, but has not put in his deposit.
2. Neil Johnson (#115) was approved by committee, but needs a setback variance.
3. Clarks (#209) approved by committee, but his neighbors are being fussy about the driveway placement.
4. C. Poe (#40) was approved by committee.
5. B. Hunt (#128) approved by committee for a shed.

Building & Grounds: Bill Hunt

1. Kaki Taylor will mow lots again this year: sending out letters to owners next week.
2. Donald Self needs to finish mowing the dam; B. Hunt to contact.

Roads: Frank Sargent/Bill Hunt

1. Pine Torch needs a stop sign to prevent accidents.
2. D. Nicholson suggested putting up “No Parking” signs at Malvern’s entrance.

Pool: Frank Sargent

1. Pool should be open by Memorial Day.

Clubhouse: Frank Sargent

1. May 15th is the community yard sale: rain date is June 5th.

Public Relations: Brian Paul

1. Communicator needs to be mailed out by Saturday, 4/10/04.

Duly recorded by Diane E. Cross

Next meeting: May 13, 2004

Adjourned at: 8:43 PM