

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

Thursday, July 8, 2004

Board Members Present: Frank Sargent, Jennifer Pinder, Brian Adams, Brian Paul, Bob Anderson, Bill Hunt

Club Members Present: [REDACTED], Jay Miller, CORBETT MESSA

Call to Order: 7:00 P.M.  
Minutes of June 10<sup>th</sup> Approved.

Old Business:

- Brian Adams on Matt Utz (Lot#213) issue:
  - February 10<sup>th</sup>-Matt Utz(Lot #213) was never permission to start building due to failure to pay escrow for road impact (He has been building anyway).
  - April 29<sup>th</sup>, Matt Utz was sent a stop work order, Matt sent a note back (not signed).
  - June 10<sup>th</sup>, Matt Utz attended Monthly Meeting where he said that he would pay the escrow for road impact after he was given a copy of the minutes from the meeting when the escrow amount was voted on and approved.
  - Minutes from meeting were given to Matt Utz but Matt has still not paid.
  - Brian Adams has talked to Matt Utz (Lot #213). Utz says he is having his attorney look at the documentation and he hasn't heard back yet.
  - Discussion of possible legal actions that could be taken:
    - 1.) A lean could be placed on the property, which would prevent him from getting a loan to complete construction.
    - 2.) Take him to court and have a judgement against him- in the past, this method has always resulted in payment right before court date.
  - Board agrees that it is time to take legal action. Brian Adams to call Eliot DeJarnet and ask about getting lean on Property.
- Milton Estes from Orange County surveyed Malvern Drive.
- [REDACTED] and [REDACTED], Pine Torch Easement Lot #75, #76, #77.  
NOVAK JERRELL

New Business:

- Annual donation to Fire Department:
  - Last year Malvern Club donated \$200 to the Fire Department.
  - Bill Hunt moves to give \$200 donation this year in conjunction with their annual fundraiser
  - Seconded by Frank Sargent- Motion Approved.
- Junk Vehicles
  - Reviewed proposed legal Junk Vehicle wording for new by-law.
  - Must be brought before the annual meeting of membership for a vote.
- Prohibited Fences
  - Lawyer through in regulations for back yard fences documentation
  - Discussion of regulating type of fences
  - Concerned that fence regulations are too restrictive. (Bill Hunt)
  - Architectural committee should approve all fences. (Bob Anderson)
  - Could specify a few fences that are allowable and require approval from architectural committee for the rest. (Jennifer Pinder)
  - Everyone to write something up for next meeting
- Easements issue on Sleighbell ... No word back.
- H.~~Row~~Bought Angie Wiseman's Lot
- Dead Tree by Post Boxes:

- Chris Jenkins- quoted \$800 to take it down and clean up, \$600 if we clean up
- Brian Adams knows a tree guy in Orange who is usually inexpensive
- Brian Adams to ask that guy for an estimate.
- Frank moves to get that guy to do it if he comes in under \$600 including clean up. Seconded. Motion Approved.

**Finance:**

- Passed out Special Assessment Income versus Road Maintenance cost
- 43 people haven't paid special assessment
- \$20k extra right now- Bob Anderson suggests we put it toward loan
- Consensus is keep it until end of year, may need it for something else.

**Architecture:**

- Brown (Lot #106) Sleighbell –All Fees paid in full. Still needs health permit. Brain Adams moves to approve his building application. Seconded. Approved.
- C. MBS6A LOT 228 ➤ [REDACTED] – wants to build a 3 car garage (Old Forge Road). Owner/Builder. Approved.
- LOT 158 ➤ Kevin and Angela Goode – 3 car garage within setbacks- Approved.
- Tom [REDACTED] (Lot #24) – Building a shed. Approved.  
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**Roads:**

- VDOT Letters to be sent out by Frank Sargent
- VDOT committee hasn't met yet
- Frank moves to send Special Assessment Income Vs. Road Maintenance Cost document with next VDOT letter.
- Snow removal cost to go up
- Kemper Dean can't do it anymore
- Brain Paul says a guy in Orange or Culpeper may be interested in clearing the roads
- Need a new truck for sander by April 2005
- Williams plowed road a bit
- Try to get VDOT letters out
- Need snow removal estimate and sand/salt estimate
- send Special Assessment Income Vs. Road Maintenance Cost will have a total for deficit that has been covered by sale of assets

**Swimming Pool:**

- Girls walking up Malvern Drive from Crestview. Brought to pool by babysitter. One girl lives in Malvern so they can all come since there is no rule limiting the number of guests allowed.
- Rules say that lot owner or resident must be present.
- Should a restriction be added limiting number of guests to 2 max?
- Should guests be required to be accompanied by an Adult member?
- Should we pay someone to sit check as people enter the pool? How would we enforce it?

**Lake:**

- 3 Boats are down by the lake again.
- Need to bring them up?
- Fishing by non-members suspected in several instances.

**Clubhouse:**

- Roof?
- Bill from Kaki Taylor Paid.
- [REDACTED]

**Public Relations:**

- Yard Sales. Mrs. Partlow organizes a community yard sale Spring and Fall. Not always convenient for everyone.
- New idea- Allow yard sales on clubhouse grounds with simple application process.
- Get a Malvern Community Yard Sale Sign that anyone could use.
- Need a process.
- TBD- Brian Paul to write up a form to allow yard sales on Clubhouse grounds.
- Get signs- generic signs that people can re-use.
- Bill Hunt to call Mrs. Partlow let her know about allowing Yard Sales.

Brian Adams may be selling his house. Will need new person for board.

Duly Recorded by Jennifer Pinder SEC.  
Next Monthly Meeting: August 12<sup>th</sup>, 2004  
Adjourned 8:41 PM.