

**Malvern Club Inc.
Monthly Board Members Meeting**

Thursday Oct. 14, 2004

Meeting Commenced at 7:05 PM.

Board Members Present: Frank Sargent, Bob Anderson, Brian Paul, Jennifer Pinder, Davy Aylor, Bill Hunt, Don Buser

Members Present: Bob Schantz, Jay Miller, Diane Cross, Don Nicholson

New Business

- Meeting Minutes of Sept. 9, 2004 Approved.

Discussed upcoming Oct. 16th Meeting of the Membership

- Everyone: Agreed to meet at 9:00AM to set up for meeting.
- Frank Sargent: 12-13 Proxy Votes received so far.
- Everyone: Junk Cars and Building Requirement Amendments should be voted on separately.
- Agenda for meeting discussed.
- Need to update 5 year plan.

Letter from Department of Conservation and Recreation

- Letter received referencing our Dam inspection. Sights excessive seepage on embankment and foliage growth. Recommends having an engineer review seepage problem.
- Bill Hunt: Talked to person from Department of Conservation and Recreation (Diane). Let her know that we have that area bush hogged bi-annually. She didn't think it had been done. She said we need to cut brush back and need to kill vegetation. Also said that we had not followed through on prior recommendations about seepage, although we had. Called Mr. Gentry_ who suggested calling VA Conservation and getting a recommendation for an Engineer from them. Diane suggested using a French drain system to deal with the seepage problem. Need to pay an engineer to look at it. Also, a big pine tree that has been there since before the Dam was built may now need to be cut down. Also, no crown vegetation is allowed, need grass to hold the soil down. Letter gives us 60 days to send written response.
- Frank Sargent: Talked to someone at coop about killing the vegetation. Recommendation was to use products Crossbow and Spike to kill it off. Something best done in the spring.
- Frank Sargent: Also noticed the post out by the Dam is gone.
- Voted on and Approved getting an engineer to look at the dam seepage problem.

Washout noticed by the Bridge on Covered Bridge Dr.

- Frank Sargent: Inspected bridge area after recent flooding and noticed a significant washout of embankment by the bridge that may be of concern. Asked Don Nicholson to look at it.

Old Business

- Gave donation to Fire Department.

Boat Storage:

- Dave to get committee together to write up rules and regulations for new planned boat storage area and Racks proposed.
- Sketch of plan for location and boat racks requested to be presented to board.
- Get committee to decide on fees and requirements before boat racks are put in place.
- Will need to charge to control the boat rack area and maintain it. Recommend that we pay to maintain it rather than relying on boat owners, otherwise, may go to disrepair as has occurred in past. Should have the same people that do the mowing also maintain this area. Frank to check on pricing.
- Should change By-Laws to allow larger Boats in spring. Hard to find canoes less than 15 feet now. Many small canoes are 17 feet now.

Finance

- Budget increase justification reviewed.
- Special Assessment Vs. Road Maintenance reviewed.

Roads

- Discussion of VDOT roads Malvern may not be able to stop someone from building a road through the property to outside properties if VDOT takes over roads.
- Survey has not sent us plot results from our survey yet.
- Brush on lot#109 needs a pine tree cut back. Owner lives in California. Will send a letter with a timeline for removal and offer to have done for them for fee. Must be done before snow falls.
- Need to get estimate for snow removal costs. Trunks may not be able to do it unless they get it as it comes down.

Clubhouse

- Tom Aylor started on roof. Ased him for an estimate to do vinyl and sofets work too.
- Estimate was \$6K to \$6.9K to finish sofet work.
- Approved by vote to accept bid for sofet work and vinyl work.
- Recommend having Mike Richards powerwash sides of clubhouse. To be voted on at next board meeting (Nov. 11th).

Need to remove draps from living room of clubhouse. In disrepair. Voted to remove them.

Pool

- Gave key to Corbon. Problem with pressure gauge.
- Closed Sept. 25th.

Grounds

- Dam mowed by Don Self.

- Davy Alyer has a long power saw, might be able to use to cut back more brush around dam area.

Public Relations

- Yard sale signs – Malvern Yard Sale- 8AM to 2PM.
- Davy Alyer has a long power saw, might be able to use to cut back more brush around dam area.

Jennifer Pinder Announced Resigning from Board.
Nominations for Secretary: Garth Bagley, Gilbert

Next Meeting of Board November 11th, 2004
Meeting Adjourned: 9:05 PM