

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

Thursday, December 9, 2004

Meeting Commenced at 7:00 PM

Board Members Present: Frank Sargent, Bob Anderson, Don Buser, Brian Paul, Linda Brown

Members Present: Jay Miller, Diane Cross

I. New Business

- Meeting minutes of Nov 11, 2004 reviewed and approved.
- Frank S mentioned that Malvern owns the 0.346 acres at the end of Carriage Lane. In the near future, may consider selling this small section.
- Frank S provided an estimate by VHIS Builders to repair and replace the sections under the overhangs. The work and estimates was divided into 2 areas; the side area and back porch covered area. It was mentioned that if the clubhouse was to be expanded in the near future, a natural extension could be out the back glass doors to the covered porch. Don B suggested that we take a closer look at the back porch to see if we could use internal Malvern experts to work on this extension and hence forego the improvements. This will be discussed again at the Jan 05 meeting.
- A 3-day Virginia Lakeside and watershed conference will be held at Va. Beach in March 05. Based on the description it was decided that there was no need to send a Malvern representative.
- Allegheny Power will be spraying the power line right of ways to kill excessive brush undergrowth in the coming months.

II. Old Business

Dam Updates

- Frank S. sent letters to inform Thompson's Lawn Care they will be awarded the contract for clearing the excessive growth on the dam. A letter was also sent to Junior Sisk to inform them they did not win the contract.

Five-Year Plan

- Request for input to the 5-year plan will be included in the Malvern Communicator mailing of 10 Dec 04.

Boat Storage

- Bill Hunt prepared a draft contract and guidelines for review. The contract form was approved with no changes. Several suggestions were provided on the storage guidelines. These will be made and resubmitted to the Board for approval.
- No By-laws will need to be changed for the length of boats even though most canoes are now 17' and not 15'.
- Boat contracts will need to be turned in NLT end of February. Information will be provided along with the dues reminder.

III. Committee Reports

Finance

- Report by Bob A. included an overall high net income for the clubhouse rental for the month of November of \$550. Balances include checking account balance of \$3807.05 and money market value minus escrow fees equaling a net of \$52,904.25.

Roads

- Brian provided some information on speed bumps. The option of using speed bumps to slow traffic is being considered by the Board.
- A draft letter to Estes on the status of his survey of Malvern Drive and abutting lots was reviewed and changes made.

Public Relations

- Brian provided a draft insert to the Malvern Communicator. It will be mailed on 10 Dec 04.
- Malvern website is complete and can be found at www.malvernofmadison.org.
- Yard Sale signs were viewed.

Pool

- Volunteers will plan to meet in Jan 05 to discuss pool guidelines.

Clubhouse

- Mike Richards power washed the clubhouse and was paid \$425.
- A contract was prepared for Charles N. Smith for the new gutters for the clubhouse. The entire job was estimated at \$2100. Half of the payment was provided up front and the job is estimated to be completed.
- Fire extinguishers and smoke alarms are in working order. Will need to check them again in April and then in October.
- The old couch in the front bedroom will be removed and replaced with a new couch.
- Numerous windows still need to be replaced to further insulate the building.

Architecture

- Frank S checked about the dumpster on Lot 222 Old Forge. The owner is refurbishing his basement and the dumpster will be removed once the job is completed.

Meeting adjourned at 8:10pm.

Next Board meeting scheduled for 13 Jan 05.