

Malvern Club Inc.
Fall Meeting of the Membership

Saturday Oct. 16, 2004

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

Call to Order at 10:03 AM.
Sound Check.

Introductions of Board Members

- Meetings Minutes from April 2004 Meeting of the Membership Read and Approved.
- Lee Clark (#106): Request for Meeting minutes to be handed out at next meeting.

Board Member Brian Adams Resigned: (Frank Sargent)

- Brian Adams sold house and moved out.
- [Reads Bylaw VII addressing issue of replacing board members].
- Board Appointed Don Buser.
- Requested nominations from the floor.
- Approved by Vote: Don Buser to replace Brian Adams for the remainder of term.

Amendment to Bylaws concerning Unregistered Vehicles: (Frank Sargent)

- Bylaw Amendment to allow Malvern Club to take tow away junk vehicles at owner's expense after fair warning (see Bylaw for Details).
- Approved by Vote (Unanimous).

Amendment to Bylaws concerning Building Requirements: (Frank Sargent)

- Bylaw Amendment to restrict new construction to prohibit Manufactured homes that meet VA Modular home codes but are lesser quality construction than typical Modular homes and stick built homes.
- Background: Issue addressed by this Amendment came up when a new home recently submitted to the Architectural Committee was presented as a Modular Home built by Clayton Homes, Inc. Clayton Homes, Inc typically builds homes Manufactured homes but is breaking into the Modular Homes market by fabricating Manufactured homes that meet Modular homes requirements. The consensus of the Architectural Committee is that these homes do not show the quality of construction demonstrated by traditional stick-built and Modular Homes. This amendment is intended to prohibit such homes from being built on lots in Malvern of Madison.
- Gary Roberts(#181): The amendment prohibits buildings with less than 5/12 pitch roof. This will preclude some of the modern architecture.
- Davy Aylor: This was changed to 3/12 pitch roof. That was left in mistake.
- Approved by 2/3rds majority Membership Vote.

Regular Assessment Dues Increase of \$75: (Bob Anderson)

- 2004 Budget presented

- Bob Anderson: Recommendation is for Special Assessment to stay the same, and regular dues to increase to cover costs of expense increases shown in budget. Dues have not increased in 10 years, things just cost more now than they did 10 years ago.
- Dennis (236 Carriage Lane): Pool key for 2005 same price but budget shows and increase in Pool income, how?
- Bob Anderson Ans.: We have more members now.
- Kemper Deane (#193): Expense question- Shows payoff of ~\$34k on expenses but Loan balance doesn't reflect ~\$34k payoff.
- Bob Anderson Ans.: The payoff was to payoff the previous loan, not the new loan.
- Larry Paterson (#193): Recommends cutting unnecessary expenses.
 - 1.) Malvern used to do a good job of getting rid of the real estate for sale signs, but recently letters were sent out to all of the real estate companies with signs telling them to remove them or they would be removed and thrown out, instead we could save money by just removing the signs without warning.
 - 2.) Multiple mailings were sent out about VDOT and turning roads over to the states.
 - 3.) Cutting of grass on private property- Malvern club pays for the grass to be cut along the roadside easements. Objects to us paying for this.
- Multiple Members [unknown]: Express agreement. Say we should charge the lot owners for this.
- Frank Sargent: The board feels we should take care of these easements to keep the grass from growing up to the roads.
- Bill Hunt: Difficult to Bill for mowing in front of houses. By the time you determine the amount for each house and send out letters to each lot owner, the logistics cost more than it's worth.
- Harry Utz (#124): On what authority does the board operate? Is it under a constitution?
- Ans. No. Board operates under Bylaws and Deed of Dedication.
- Bob Anderson: Malvern Club charges \$25 for a copy of the Bylaws and by VA State law, the Bylaws are required to be given to purchasers by the seller.
- Jim Kilpatrick (#80T): Doesn't see need for dues increase.
- Bob Anderson: We are not going to be able to let VDOT take over the roads. The increased cost of maintaining the roads in addition to other costs such as plowing cost increases, problems with the Dam that must be addressed, Grounds maintenance cost increases among other anticipated costs are the justification for the increase in dues.
- Frank Sargent: When the balance of the initial road paving is paid off, the Special Assessment will go away. The special assessment only covers paving all of the roads, not repaving or maintenance.
- Lee Clark(#209): We borrowed \$100k and spent \$89k, do we have the \$11k difference still?
- Bob Anderson: Yes. The money is slated to be paid to the roofing company upon completion of the Clubhouse roofing job.
- Catherine (#178): Mowing problem. People feel they mow their own property.
- Frank Sargent: Mowing done by Frank Sargent on Turkey Trot is done for free. Remember what the bridge used to look like? It used to look really bad. Now the area

is cut by volunteers at no charge to us. This is one reason we feel we should mow the sides of the roads to keep the neighborhood looking nice.

- Lee Clark (#209): Suggests that we bill people, notify them to get it done and if they don't do it, bill them.
- Mary W (#198): Thanks board for volunteer efforts. Suggests paying a manager for the Board.
- Bob Anderson: Thanks Mary (clapping). Explains cost of a manager would be \$25k-\$50k full time. Due to this cost being so high, the board has ruled it out.
- Frank Sargent: Old time volunteers are disappearing. Busy Families are moving in that don't have time to volunteer. In the near future, we may need to hire a least a part-time maintenance person to maintain the neighborhood.
- Polaski(#129): Labor hours form Volunteers more than money paid for mowing. Traffic safety issues are also involved in not mowing the sides of the roads. Might try billing these lots on a trail basis.
- Catherine(#178): Some people don't think about needing to mow out by the road. Maybe we could notify these people so they will know to do it.
- Bob Anderson: This was covered in the last communicator.

Changing Dues Payment Due Date: (Bob Anderson)

- In response to numerous request to move the due date for the dues away from the holiday season in December, the board would like to move the due dates to twice annually in March and September.
- Larry Patterson(#193): We should send out the notices June 1st and give 90 days to pay.
- Frank Sargent: Board can change the due dates however, we are bringing it to the members to vote and agree to change it to March and September.
- Bob Anderson: People could choose to pay it all at once if they want but it will be due by September 1st and must be paid by the End of September.
- Frank Sargent: At end of 60 days we send out notices. We want to cut down on the 60 day notices so people won't forget.
- Bob Anderson: Discussed road maintenance cost sheet.
- Davis(#231): Capitol improvements, what is budgeted amount covering? Wants to see itemization.
- Clair Anderson: Clubhouse maintenance has not been done in past. Now there is a need for Clubhouse and Pool maintenance.
- Bob Anderson: Not enough room in Clubhouse for these meetings anymore.
- Clair Short (#9): Clubhouse could be a good source of income.
- Catherine (#178): Have we considered raising the rent?
- Bob Anderson: We don't charge a lot to rent it because people must bring there own bedding and clean up after themselves, not the same as renting a hotel room.
- Margaret Cliver (#222 & 223): Cost of upkeep going up on clubhouse. Suggests should add up costs of maintenance for clubhouse and divide out over 365 days to see what we should be charging for rental.
- Kilpatrick(#80T): Seems to be disagreement over weather the clubhouse and the pool should be kept – maybe we should vote on getting rid of it.

- Frank Sargent: County will not allow us to divide clubhouse lot and sell off the clubhouse.

Vote on Dues Increase:

- Ballots passed out.
- Membership voted to approve \$75 regular assessment increase. (49 votes for. 16 against).

VDOT Road Proposal: (Bill Hunt)

- Only 62 responses out of 90 lots owners who were surveyed.
- 51/62 responses were positive. Still, looks like VDOT is not something everyone supports and cannot be done without unanimous support.
- Barry (#222): This is an investment that will payoff over the years.
- Bill Rowe (#126): Undecided over 2 issues. Not knowing consequences of easement, and doesn't want VDOT to take all 50ft, feels that risk is not evenly distributed.
- Angie Wiseman (#191): Will VDOT do anything with the sides of the roads?
- Bill Hunt Ans.: They might have done a little work here and there but not much.
- [Unknown Member]: Expenses are going to be there and we will have to pay for them.
- Margaret Cliver (#222): How long can a dumpster remain on a property? Would like to see something put into the Bylaws pertaining to this.
- Bob Shantz: Volunteers are need for positions on the Board.
- Bill Rowe: Available to volunteer.

Meeting Adjourned: 11: 40 AM.

Next Meeting of Membership: April 2005