

**Malvern Club, Inc.
Spring 2004 Annual Meeting of Membership**

Saturday, April 24, 2004

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

Call to Order: 10: 00 A.M. Meeting Minutes of October 18, 2004 read and approved.

Frank Sargent:

1. Introduced board members.
2. Jenn Pinder and Brian Adams to run. –Bob. Anderson running for board again. (Voted on new board members.)
3. Dick Thompson named volunteer of the year for the great maps of Malvern he produced.

Finance-Bob Anderson:

1. Read letter from Madison Accounting Association regarding audit of Malvern books. No discrepancies were found.
2. Compared and 2003 budget to actual numbers for that year. No more lots to sell: MMC dissolved. Pool costs are up, road maintenance and costs for plowing up.
3. Discussed YTD expenses against 2004 budget: took questions.
4. 4 People have not paid their dues; will be taken to court. Many have already paid the road assessment.
5. Reminded members to call him with concerns about payment.

Diane E. Cross –Secretary

Farwell Speech

Bill Hunt-Building and Grounds

1. Spring mowing notices are out.
2. Dam to be mowed this summer and fall.
3. Contract awarded for clubhouse roofing project.

Brian Paul – Public Relations

1. Communicator narrowed down to 2 times per year rather than quarterly due to lack of info and volunteers.
2. Talked about volunteers-lack thereof.

Davy Aylor-Architectural Committee

1. Approximately 12 houses under construction currently. About 58 lots left to build on.
2. Getting about 1-3 applications/month.

Bob Schantz-Pool

1. Pool Keys available today
2. Any keys needed after today will be issued only at the monthly board meetings.
3. Steps added to pool area and pump house was painted.

4. Plan to open Pool by Memorial Day.
5. Volunteers always welcome for maintenance.

David Kalish-Beach Project

1. Cleaned up beach. Silt fence up for 2004, while working on area. Fire lane to be designated. Road base will go in next. Fire Department will put in hydrant.
2. Fire lanes to be set up: should allow direct access to lake.
3. Answered questions about the project.
4. Concerns expressed about boat docking and storage.

Wallace Harvey/Ron Sweeney – Lake Problems

1. Problem: Lots of fish in the lake, but lake is overpopulated with small fish There are not enough big fish to eat the smaller ones.
2. Option 1: VAGIF says to catch and keep the smaller ones to reduce the population.
3. Option 2: Fish should to be harvested.
4. Option 3: Stock the lake. But its an old lake so if we put minnows in, we'd have to restock them on a constant and regular basis.
5. Option 4: Chemically kill everything and start over.
6. Best option seems to be Option 1. Everyone is encouraged to catch and keep small fish and throw back the larger fish (particularly, don't keep the white carp or big Bass).
7. Remind everyone that the State does require a fishing license even to fish in a private lake.

Frank Sargent – Loan

1. Approved roofing bid from VHIS for a base price of \$19,200.
2. Approved paving bid for Old Forge, Sleighbell, Half-Penny and Sylvan Ct. plus the repairs to S.L. Williams paving for \$87, 349. A total of 106, 549 for both bids.
3. L Patterson asked if we got money from the builder who damaged Turkey Trot Lane. Ans. The contractor forfeited their escrow but it did not cover the total cost of damages.
4. Board asked members to borrow \$100K to cover clubhouse and paving
5. Membership unanimously approved borrowing \$100K to cover the expenses of paving these roads, repairing old roads and the roof on the clubhouse.

VDOT

1. Cannot proceed without all 90 adjacent lots on Malvern Dr and Covered Bridge Dr Consenting. Sent out letters and received a limited response from 90 owners-Asked for returns.
2. Question from D. Thompson about lot lines. What about the roads that aren't where the plate says? Frank Sargent- those will have to be worked out individually.
3. Kemper Dean talked about prior research done on the median strip...
4. Entire process will take years to accomplish.
5. Roberta Jalbert: Will the changes impact the mortgages on individual properties?
6. Dave McDonald (#146) asked: What is the membership being asked to vote on?
7. B. O'Neill- Not totally in favor of VDOT taking over roads
 - opens community to public
 - replacement of bridge unknown
 - says the community is "private"

8. D. Nicholson – said VDOT would take Roads “as-is” right now with minimal shoulder work. (Tree removal-initial costs- removing the island)
9. J. Matthews (#204) –drives around a lot and has called the Sheriff about suspicious cars.
10. J. Martz (#7) says this is not a private community anymore anyway
11. K. Deane suggests writing to the sheriff
12. Larry Patterson – told the membership that they voted down calling the roads ‘open’
13. B. Arico (#120) –do we have an organized neighborhood watch? (Doesn’t live here yet)

Bob Anderson-Discussion on the Dues Increase

1. Spoke about costs involved in not turning roads over and why he suggested raising dues by \$125 to \$500. Wants to split payment into bi-annually rather than annually.
2. J. Kilpatrick (#80&84)-Doesn’t see the need for raising dues, since nothing is certain yet.
3. Frank Sargent- would like to build up the reserve for emergency.
4. D. Henderson- things that since at this moment there are no loans, that he capital assessments should be enough to build up a reserve.
5. Wallace Harvey- spoke in favor of raising the dues to take care of the future- pointed out they haven’t been raised in 10 years.
6. Frank Sargent- Pool is expensive, nothing for young people to do, possible tennis courts and wading pool if Malvern residents want them.
7. A. Ferguson- There are no more lots to sell, so any emergency will have to be charged directly
8. Bill Rowe-(#126) Are we members of the VA Homeowners Association?
9. K. Roberts- How did we arrive @ \$500 for dues? Ans. Bob Anderson: estimate of future needs. K. Roberts: Thanks board for extra information to 90 abutting lot owners on VDOT Proposal.
10. B. Hazzard- Why do we keep the Clubhouse? Is it worth it? Costs only \$25 to rent Church Hall. Can we subdivide the Clubhouse parcel and sell the Clubhouse?
11. D. Davis (#231)-clubhouse is a money pit-thinks we should have a reserve, but not keep the clubhouse, opposed to \$500! But wants a “nice” community!
12. J. Thompson (#147) getting rid of clubhouse will require building a bathroom for pool users.
13. T. Pulaski – suggests 5-year budget projection for October budget.
14. J. Clifford (#95) –Will all the increase be to dues? Or partially in special assessment? Ans. Special Assessment.
15. L. Groggins- Does not think people realize how much time volunteers put in.
16. Bill Rowe(#126)- thinks projection should include the cost of paying outsiders.
17. B. Arico(#120)-suggested that dues increase should be somewhat less.
18. L. Patterson- has issues
 - says the Board has precluded any community input into the Communicator; makes us out of compliance with State regulations in the form of “letters to the editor” which need to appear as-written.
 - Request the Board post approved meeting minutes at the mailbox
 - As of July 1; State law requires posting committee and sub-committee meeting times 2 weeks in advance.

Brain Adams, Jennifer Pinder, and Bob Anderson elected to Board.

Duly recorded by Diane E. Cross (Typed by Jennifer Pinder)

Next membership meeting: October 2004

Adjourned 12:05 P.M.