

**Malvern Club Inc.**  
**Thursday, August 11, 2005**

**Minutes**

**Monthly Board Members Meeting**

Meeting Commenced at 7:05 PM

**Five Board Members and 8 regular members attended.**

This meeting began with an introduction by each of the members present. The President then opened the floor for the members for comments. No comments were voiced so the normal business meeting continued with the Committee reports

**I. Committee Reports**

Treasurer

- A report was provided by the treasurer.
- The bank loan for the dam repairs has been processed with Second Bank and Trust for a total of \$150,000. The work completed by Faulconer Construction was billed and paid off in full in August 2005.

Secretary

- Pre-approved minutes from the July board meeting were provided.

Architecture – NEW CHAIRMAN NEEDED

- With the departure of former chair of the Architecture committee and board member, the Board President Bill Rowe will be acting until a replacement can be appointed. If you have an interest please contact the Board President.
- The plans for Lot #9 were approved by the President.

Building and Grounds

- Committee chair met with TC Carter to locate the clubhouse septic tank. Bill R will check at the Madison Health Department for information on size and location.
- Information was received information about potential improvements around the entrance by a Malvern member to include whitening of the concrete and on cleaning of the fence. We will look forward to working with the member on these improvements.
- Stone masons will be researched by the Chair and bids taken for repairing some of the loose stone on the clubhouse walk ways.

Dam

- Don N provided an update on the finishing touches of the grounds around the dam to include tree clearing and grading. Seeding of the area is still outstanding otherwise all work has been completed. The State will be contacted for inspection.
- The parking area around the clubhouse and pool was chewed up somewhat on the edges from the last bit of work. This area will be reviewed for possible repairs when the overall estimate is completed for paving.

### Clubhouse

- The board has an opportunity to buy a new dishwasher for \$100. The information was discussed and the board approved the purchase.
- The Chair coordinated with Leona and purchased clubhouse cleaning supplies.
- The President was contacted reference kids volunteering to assist in projects. The clubhouse Chair will contact the parents and discuss this further.

### Roads **NEW CHAIRMAN NEEDED**

- The Road Committee Chair regrettably submitted his board resignation papers effective 1 Sep 05. A replacement will be sought. If interested please contact the Board President directly.
- Don N graded BeeGum road and raked the gravel. The road is in much better shape. We appreciate the efforts by Don to accomplish this.
- Bill R and Bill H removed all remaining signs that were not in compliance with the state. In addition the 15mph painted areas were repainted. At this time no other traffic signs need to be purchased.
- A discussion pursued on sealing and paving of the remaining roads. It was recommended to allow the gravel to settle further and as a result we will wait at least another year or two before paving the remaining roads. Also, we can not reseal the roads and raise the height unless the shoulder of the roads is brought up even. By bringing up the shoulder we will reduce the loosening of the pavement on the edges. This will need to be reviewed in more detail with the incoming committee chair.
- The board will request Kemper D to contact S.L. Williams in Jan 06 for an estimate and recommendations on sealing and paving.

### Public Relations

- A reminder was given to use the calendar on the Web site to advertise activities in the community.

## **II. New Business**

1. The issue of “alternative dispute resolution” was introduced by the President. There is no clear penalty specified in the by laws for those members that are abusing the guidelines. The President will discuss with our lawyer options that are available through HOA enforcement guidelines.
2. The President wants a list of members by purchase date. Bob A will go back and see what lists he can find.
3. The October Budget members’ meeting was discussed. In preparation, Bob A will provide a budget to the Board during the September meeting. The Communicator will be sent out no later than late September with the information.

Meeting adjourned at 8:43 pm.

Next Board meeting scheduled September 8, 2005.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board