

Malvern Club Inc.
Thursday, 10 November, 2005

Minutes

Monthly Board Members Meeting

Meeting Commenced at 7:03 PM

All 7 Board members, 18 Malvern members, and 2 visitors attended the meeting

This meeting began with a self introduction by each of the members present. The President then opened the floor for the members. Jimmy requested that each board member provide an introduction along with a short background description. After each board member provided this information, the President also reminded the attendees that this was indeed a volunteer board elected by the members. The President moved along to committee reports.

I. Committee Reports

Secretary

- Linda B. reviewed procedures for approving the meeting minutes. The first step is a review by all board members via email. The next step is to include all comments and suggestions. The final step is to post the minutes at the mail boxes, on the web, and provide extra hard copies at the mail boxes within 2 weeks of the meeting. A motion was made to approve the minutes. The motion was seconded and the meeting minutes were approved.

Treasurer

- Bob A. reported that all members were up-to-date on their dues for 2005.
- Bob A. made a \$50,000 payment against the A.R.M. Dam loan.
- He asked for clarification if Lot #224 had indeed installed the culvert properly. Malvern Board Inc. stilled showed a balance of \$500 that was retained from the owner 3 years ago when the culvert was not installed properly. Paul H will review the culvert and make a determination.
- The total net was reported as \$46,552.
- Bob A. provided a reminder that a payment on both loans, for the dam and existing road improvements, totaling \$53,680 would be due 1 Apr 06.
- The Treasurer noted a discrepancy for empty lot mowing, highlighting that an additional \$70 was paid to the contract mower, totaling \$1120, which was not billed nor collected from the lot owners. These records will be reviewed in closer detail and charges to lot owners with empty lots adjusted next year to balance the income versus payment.

Architecture

- Paul H addressed the placement of sheds on Lot #158 without prior approval from the AC committee. The owners indicated that they will be submitting the appropriate forms immediately for consideration. In addition, a point was raised that it appeared an addition was placed on the garage without approval. This was clarified to be a cover over a compressor to reduce noise. It was also mentioned that several neighbors had complained of the excessive noise late at night and the number of cars

- in the drive led individuals to believe this was a car business. It was clarified that this was not a business. We appreciate the owner's willingness to address these concerns to the members and in doing their part to keep Malvern a nice place to live and play.
- The shed for Lot #199 was discussed to include the fact that the house had a variance, allowing it to be placed closer than the 100' off the edge of Old Forge Road. The board voted on and provided a preliminary approval to a variance allowing the shed to be placed 80' off the edge of Old Forge Road, as opposed to the minimum 100' requirement.
 - A complete garage application pre-approved by the AC committee was presented for Lot #139. The Board voted on and approved this garage.
 - Lot #209 requested removal of 20 live and dead trees. Only the dead trees were approved by the AC committee for removal.
 - Information was provided on an application for a greenhouse to be constructed on Lot #205. A detailed discussion followed to include information on the greenhouse construction material, light types and wattage, along with noise associated with heaters and blowers. There was great concern by the neighbor, Lot #204, over light glow and fan/heater noise. Despite the general description provided there was insufficient information provided for the board to vote on this issue. It was decided that the board members would visit the site on Saturday. A formal vote will be taken during a special board meeting that will be announced to the residents at least 48 hours in advance.
 - A reminder was given to all Malvern residents that you must submit a request to the AC committee for additions to include new structures such as sheds, fences, garages, porches, etc as well for cutting of trees in excess of 4" for evergreens and 6" for deciduous trees. If you have added a structure to your lot and failed to submit a package, please do so immediately.

Building and Grounds

- Mike Richards has not yet power washed the concrete around the front mail box area and the fence. It was decided to push him back into the spring to allow for staining of the fence after it is cleaned.
- Many thanks to the member that blew leaves away from the front mail boxes.
- Jay located a website and a potential distributor in North Carolina for a new spring for our play ground chicken. Jay has not received a reply as of yet.
- Bill R is working on several leads for storing the sander in a garage over the winter.

Clubhouse

- Jerry M. purchased additional supplies for the clubhouse.

Roads

- The road committee drafted some key information that will be provided in a special winter communicator to all members.
- Bill H indicated that the committee discussed the paving of Carriage Lane next spring. Paving may be postponed until some of the loans are paid down.

II. New Business

1. Bob A nominated Bill H to serve as Vice President. All voted in favor.
2. Bill R will set up a meeting with Billy Hale, State Farm insurance agent, to discuss several insurance items. Bill Hale agreed to meet with the board to describe additional coverage that may be important.
3. The owners of the 2 boats still stored at the dock will be notified to remove their boats for the winter.
4. There is a light out at the main entrance. This will be replaced soonest.
5. Bob A indicated that he would not run for a 3rd term next spring. Bob has done and continues to do an excellent job in handling Malvern finances.
6. In POA there is a mention of a cover letter prepared by the Real Estate Board. Bud Kreh will try to get us an official copy.
7. A Winter Communicator will be prepared and mailed to all members.
8. Bud K asked if there was a restriction of Malvern adding additional land to the community. Bill R will be checking with our lawyer about this question.
9. Bud K provided insight that realtors are aware of the Malvern Club Inc. disclosure package that the buyer must be provided by the seller. Bud suggested that Malvern board should send letters to shed suppliers detailing the requirements in in our neighborhood prior to the installation of a shed. This may help in reducing the number of sheds coming into our community without prior approval by the AC committee.

Meeting adjourned at 9:15 pm.

Next Board meeting scheduled 8 December 2005.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board