

**Malvern Club Inc.**  
**Saturday, April 30, 2005**

**Minutes**

**Spring Meeting of the Membership**

Sound Check at 10:02am.

Meeting called to order at 10:03am

**Board Members Present:** Frank S, Bob A, Don B, Linda B, Bill H, Brian P

**I. New Business**

- Meeting minutes of Oct 16, 2004 reviewed by the board and approved.
- Frank S introduced the old board members. The new board member candidates introduced themselves. The candidates for the 2005 board included: Linda Brown (1 year term), Jimmy Dyer, Jay Miller, Jerry Monnat, and Bill Rowe. No new candidates were provided from the floor. A **ballot vote** followed and the candidates received the following votes: Linda Brown-69; Jimmy Dyer-68; Jay Miller-68; Jerry Monnat-67; Bill Rowe-70. **All candidates were approved. The new Board for 2005 will consist of Bob Anderson, Linda Brown, Don Buser, Jimmy Dyer, Jay Miller, Jerry Monnat, and Bill Rowe.**

**II. Volunteer of the Year Award**

- Presentation was provided to Leona Yoder for her selfless service as the clubhouse rental point of contact. Clubhouse rentals reached an all time high for 2004. Congratulations and many thanks Leona.

**III. Board Reports**

Roads and Dam

- Frank S provided several updates pertaining to ongoing work to include Dam repairs, culvert repairs on Liberty Lane, and proposed culvert work on Covered Bridge. A brief description was provided on the work required on the Dam that is estimated at \$175,000. In a discussion with 2<sup>nd</sup> Bank and Trust, Doug Fears, indicated that because of the size of the loan the clubhouse and grounds will have to be used as collateral. P.M. Blakey Inc was approved by the board in a previous special meeting with an estimate of \$2,184.50 to work on the culvert by Mike Perryman's. This culvert had lifted. During the repairs it was noted that the culvert appeared to be very old, perhaps 1980s and that it needs to eventually be dug up and replaced. Additional repairs will be completed on Covered Bridge. Frank S indicated that despite these additional costs we will remain solvent, but we will need to hold off on paving the other roads in the community
- Bill H provided an update on the Dam repairs. It came to our attention in Sep 04 when during an inspection by the state, unusual seepage was noted. The seepage was severe and we were informed that either we needed to fix the dam or the state would fix it and simply bill us. The board voted to research the cost for fixing the dam and decided it would be more economically for Malvern to fix the dam than leave it to the State. After the bush was cleared the damage could more accurately be determined.

The plan by Glockner Engineering was sent to the State and approved. All approvals to include the soil erosion plan have been received. Bids have been solicited and Faulconer has been approved with a bid of \$159,042.00. A **vote** was taken by the membership to approve going to the bank to borrow the money for the dam repairs so that Malvern could proceed. A show of hands was requested for all those in favor. Everyone was in favor and no one was opposed. **This vote passed.**

#### Finance

- Bob A. read a letter from Madison Accounting Associates, Inc highlighting that after their review all books seemed to be up-to-date and accurate. Bob also highlighted that the current signature process should be changed to include the Presidents signature for any amounts payable of over \$2500.
- The budget for 2004 was provided and reviewed. The 2005 budget for 1<sup>st</sup> quarter 2005 was provided.
- Bob has received payment and has assigned several of the boat storage areas. There are more storage areas available if the members require boat storage.

#### Architecture

- Don B updated the membership that they are a total of 234 lots of which 55 of those are vacant and 9 houses are under construction. The bylaws and members packets should be reviewed prior to any additions or construction changes. There are clear guidelines that must be followed. These are in place to ensure that Malvern continues to look like a quality community. In the future, these guidelines will be enforced more stringently. It is important to the community to keep your lots looking nice.
- Don mentioned that the committee was reviewing the fees that will be required for significant construction additions. Currently, there is a \$3500 fee to build a house. Of that fee, \$1000 goes to the road. These new fee will be discussed with the new board.

#### Secretary

- Reminder that the board meeting minutes can be found at the mail boxes by the front entrance and now on the web. She encouraged the membership to provide any comments.

#### Other

- Brian P suggested that everyone should take their time when voting on issues so that we can continue to work toward realistic goals for our entire community.
- **Vote was taken to amend the Bylaws changing the canoe length from 15' to 17'.** Based on a show of hands, all were in favor and none were opposed. **The vote passed.**
- **A Ballot vote was taken to change our roads to be designated as "highways" for the purpose of patrolling and ticketing speeders.** The vote was 62 in favor and 8 against. **The vote passed** with the 2/3 needed. A discussion pursued on several aspects prior to the vote.

*Question:* Will this change allow the public to come in and use our beach. The answer is No this is a necessary step to allow for law enforcement in the community.  
*Question:* Have we talked to the Sheriffs Department? Not directly because this vote needs to be taken first and then the Board of Supervisors is approached and then the Sheriffs Department.

*Question:* If VDOT had been given permission to take over the roads would this have been taken care of? Yes, if VDOT had been given permission then law enforcement could have come into the neighborhood.

*Comment:* This would have also meant that VDOT would have paid for any repairs.

*Question:* Will VDOT be bought up again for a vote. Not sure of this will come back to the membership because it has already been voted down.

- Charlie E provided an update on the Malvern of Madison website. The purpose of this website is to share information. He took over the website in Nov 2004 after Jennifer Pinder completed a draft and established the domain. Charlie reviewed that minutes and rules are posted along with an Events calendar. For a limited time, he will post classified ads to determine if there is enough interest.

*Question:* Can pictures be added to the classified ad. Yes they can. This website can be found at [www.malvernofmadison.org](http://www.malvernofmadison.org).

- Anne Ferguson was recognized for organizing the road clean-up group. She also acknowledged the other Malvern volunteers that assisted during the last pickup. Everyone is encouraged to help. The older members continue to be the most active participants.
- Frank S suggested that if any property owner sees someone throwing trash in Malvern to contact the Board. Some of the trash found in our neighborhood is linked to the residents and is not just the contractors.
- Frank S provided background on the 0.346 acres owned by Malvern Club Inc. This land was originally set aside as the future Dam site. However, it has been recently determined that the soil is not appropriate for a Dam and the cost to supplement the soil and build a dam would exceed the benefits to the community.

*Question:* What about those owners who bought lots with the proposed lake site? This seems to date back to 1969. The lake would actually cover sections of the lots. Also, there is an easement off of Old Forge similar to the easement on two lots where the boat storage area currently resides near Lake Madison. A **vote was requested of the membership to approve the selling of the 0.346 acres owned by Malvern Club Inc.** Based on a show of hands all were in favor and only 3 were opposed. **The vote passed.** This land will be sold.

- The Fall members meeting is scheduled for 21 Oct 05.
- Bob A recognized Frank S for all he has done in the last 6 years. Additional recognition was extended to Bill Hunt and Brian Paul. Many thanks to all of you for your hard work.

Meeting adjourned at 11:06 pm.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board