

**Malvern Club Inc.**  
**Thursday, 12 January 2006**

**Minutes**

**Monthly Board Members Meeting**

Meeting Commenced at 7:00 PM

Six Board and eight members attended the meeting.

The President began the meeting by opening the floor to the members for comments.

- Susan D requested clarification and an update from the Road Committee on the potential paving of Carriage Lane. Bill H. indicated that he would be providing information pertaining to her question during the Road Committee update. In addition, she requested information on obtaining Architectural forms for shed approval. Paul H directed her to the website for copies of the forms.
- Jimmy P mentioned that he had a contact who was a hydrology expert from the Water Resources Department that could assist in evaluating possible actions to prevent the lake from filling in with silt. Jimmy will set up a meeting with this expert.

**I. Committee Reports**

Secretary

- Minutes from the December meeting were approved prior to the meeting and have been posted.

Treasurer

- Bill H provided the treasurer's report in Bob's absence.
- The total net was reported as \$41,719.16.
- Bill H requested comments and approval of the dues notices to be mailed to members during the week of 16 Jan 06. Comments were provided by the board to Bill to be passed to Bob A.
- The Dam loan A.R.M. interest rate has risen again and is now at 7.25%. Bill indicated that Bob A requested for the board to nominate and approve paying an additional \$20,000 against this loan. After a discussion by the board, a **motion was made, seconded, and all voted in favor of an immediate payment of \$20,000 to be paid on the ARM Dam loan.**

Architecture

- Paul H provided updates on several applications that the AC is recommending for approval. These follow:
  - Lot #166; request for new home to be built.
  - Lots #25A & 202; request to remove trees that endanger the house (25A) and in vicinity of drain field (202).
  - Lots 115, 201 & 202; requests to add sheds.
- **The Board voted and approved both AC packages that were presented.**
- Due to complaints received, Paul discussed several other items to include excessive debris. Two lots were brought to the attention of the board. After a review, the lot on Old Forge does not warrant a letter because conditions were deemed acceptable.

However, the lot on Ashlawn Drive does require a call to the owner. Bill H volunteered to contact the owner directly.

- Several lot owners have No Trespassing signs on their property. While this is in violation of the covenants it was discussed and the board determined not to pursue official action for sign removal at this time.

### Building and Grounds

- Jay updated the board that the playground chicken has been reinstalled with a new spring.

### Clubhouse

- Jerry purchased and dropped off paper goods for the clubhouse.
- Bill H provided updates prepared by Frank S.
  - A problem was noted with the furnace on 17 Dec 05 and was fixed by 21 Dec 05.
  - Kemper D has rewired the clubhouse. However, there are 2 switches in the blue room that do not work and it is unclear where they connect.
- Due to family health problems, Leona Y will not longer be able to continue cleaning the clubhouse. Frank and Barbara S have agreed to take this on at the same rate that Leona was being paid. The specific duties follow:
  - Clean and check clubhouse after each rental.
  - Purchase cleaning supplies and provide receipts to the treasurer for reimbursement.
  - Check and clean pool bathroom in the summer.
  - Remove trash after cleaning.
  - Remove snow on clubhouse steps.
- Due to a problem with the clubhouse dish washer, a new sign has been prepared and placed on the dish washer detailing its operation. Please make note of this sign if you have guests in the clubhouse.
- Frank S passed along his concern of the deposit policy and when we collect it and release it.
- Bill H brought up the idea that the responsibilities of rentals and cleaning for the clubhouse should ideally be the same person. Now that Leona will no longer be cleaning the clubhouse, the suggestion was brought to the board to transition the clubhouse rental over to Frank and Barbara S. as well. This transition will be reconsidered in April.
- **The board nominated for Frank and Barbara S to clean the clubhouse according to the specified duties. The vote was approved and was passed unanimously.**
- The board requested for Jerry M to form a clubhouse review committee to review guidelines and evaluate the possibility for upgrading the rooms in the clubhouse. Jerry agreed to serve as the Committee Chair. Gary and Karen P volunteered to serve on the committee. Frank and Barbara S. will also serve on the committee.

### Roads

- Bill H updated the board that the Real Estate signs posted at the entrance of Malvern are in violation of our covenants and have been removed. Bill contacted the realtors to inform them of this action.
- An estimate has been obtained from Todd Brown Inc., pertaining to new speed limit signs and stop signs. Speed limit signs are priced at \$20.70 while stop signs will cost \$79.00 without tax. Bill indicated that Malvern will require 3 speed limit signs and 2 stop signs. The price of the signs along with metal poles is estimated at \$300. **The board nominated, voted, and approved the purchase of these five signs and associated materials.**
- Gravel was purchased and spread on Bee Gum in early January 2006 for a cost of \$213.
- Bill H provided an update on the damage to Carriage Lane due to a private contractor. The owner was contacted pertaining to the damage. The board will obtain an estimate and provide this by the next meeting. The owner will be provided this information as well. The board will also request an estimate to build a suitable base for the road for possible future paving.

#### Other Committees

- Linda B requested the formation of a new Resource Committee. This committee would be formed from experienced Malvern residents. The majority of the members would have served on the board and will be familiar with Malvern and past issues. This group will serve in an advisory role to the board. **The formation of a Resource group was discussed and approval was granted by the President.** Initial members of this group include Frank S., Bob S., Diane C., Kemper D., Don N.
- **Bill R volunteered to serve as the Nominating Committee Chair.** The entire board has responsibilities for determining if there are Malvern members interested in running for the board in 2006. The Nominating Committee will be working with the new Resource Committee for suggestions.
- The new Lake Sludge Removal Committee mailed off a memorandum to the Army Corp of Engineers in early January. Updates will be provided during subsequent meetings.

## **II. Old Business**

None

## **III. New Business**

1. Bill R and Bill H visited with the Madison Sheriff, Erik Weaver, in early January 2006 to discuss patrolling and ticketing in Malvern. Erik indicated his willingness to patrol Malvern and enforce speed limits and stop signs.
2. Reminder that the **Volunteer of the Year Award nominees will be discussed and a vote taken during the February meeting. If you have any nominees please pass their name along to a board member.**
3. Pool keys and a new pool lock are required for 2006. Jay M will take this on as the Building and Grounds Chair and will discuss the details with Bob A.

Meeting adjourned at 8:55 pm.

Next Board meeting scheduled 9 February 2006.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Club Inc.